



# ANNUAL REPORT 2024

## **Guadalupe Appraisal District**

3000 North Austin St.

Seguin, TX 78155

Website: [www.guadalupead.org](http://www.guadalupead.org)



It is with pleasure that I present the Annual Report of the Guadalupe Appraisal District (GAD, appraisal district, or the district). This 2024 Annual Report endeavors to provide specific information concerning the operations of the appraisal district. This report has been designed to provide the reader with a summarization of information which is published and printed in many different formats by the district. It highlights the results of our appraisal operations, taxpayer assistance programs, financial stewardship, the appeals process, and the preliminary results of the 2024 Property Value Study (PVS).

The GAD aims to be a leading local government organization. We are committed to providing equality and uniformity to the citizens of Guadalupe County and the 33 individual taxing entities that depend on our efficient, timely, and accurate services. GAD collaborates with the State Comptroller's Office and its Property Tax Assistance Division to ensure local school districts receive precise appraisal values for determining school funding. We strive to serve Guadalupe County with professionalism and integrity in all aspects of our operations.

In 2024, GAD successfully certified a timely and accurate appraisal roll and ended the year with a budget surplus per an internal unaudited analysis. Our top priority is to efficiently serve our participating taxing units and humbly serve the citizens of Guadalupe County. By providing an accurate and fair appraisal roll, we aim to ensure that the tax burden is equitably distributed.

Thank you for taking time to review this 2024 Annual Report and hope that you will gain insight into the operations of the Guadalupe Appraisal District.

Sincerely,

Peter Snaddon  
Chief Appraiser

# MISSION STATEMENT

The Guadalupe Appraisal District is dedicated to appraising property at market value as mandated by § 23.01 of the Texas Tax Code. This includes adhering to generally accepted appraisal standards, procedures, and methodologies, as well as those prescribed by any appraisal manuals issued by the comptroller under § 5.102. Ensuring equal and uniform taxation is also a key focus.

In line with these responsibilities, the mission of the Guadalupe Appraisal District is to achieve equalization across all property classes by upholding the highest standards in appraisal practices and law. This mission is guided by goals of providing quality service to the public, developing high-performance employees, and creating automated programs to streamline workflow, all while maintaining the highest ethical standards and transparency in professional appraisal practices.

The Guadalupe Appraisal District staff recognizes that property owners and taxing units within the District are valued clients who deserve exceptional customer **service, equity** and **accuracy** in appraisals, and operational **transparency**.

*“We are dedicated to delivering Service, Equity, Accuracy, and Transparency (S.E.A.T.) to our clients and industry partners.”*

## **GAD Responsibilities**

The GAD is primarily responsible for creating an annual appraisal roll, which taxing units use to impose ad valorem taxes on properties within the district. GAD is not registered under state law<sup>1</sup> to perform assessment or collection services, including calculating a taxpayer's freeze ceiling. Instead, local taxing units contract with an elected county tax assessor-collector or a qualified alternative to handle these aspects of the property tax system.

Texas local units of government rely heavily on property tax to fund their operations. Nearly 5,600 separate taxing jurisdictions statewide impose a property tax; these include counties, school districts, cities, and special purpose districts such as junior colleges, hospitals, utilities, flood control and emergency service districts.

In addition to property tax, the Texas Constitution and Legislature empower local governments to impose, levy and collect other taxes and fees that supplement their operations.

The local property tax remains the largest tax assessed in Texas. Statewide, property taxes levied by local governmental entities exceed \$86 billion in 2024, the most recent year for which the Comptroller has reported data<sup>2</sup>.

The Texas Constitution sets out five basic rules for property taxes:

- Taxation must be equal and uniform. No single property or type of property should pay more than its fair share.
- Generally, all property must be taxed on its current market value – the price it would sell for when both buyer and seller seek the best price, and neither is under pressure to buy or sell. The Texas Constitution provides certain exceptions to this rule, such as the use of “productivity values” for agricultural and timberland. This means that the land is taxed based on the value of what it produces, such as crops and livestock, rather than its sale value.
- Each property in a county must have a single appraised value. This means that the various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
- All property is taxable unless federal or state law exempts it from the tax. These exemptions may exclude all or part of your property value.
- Property owners have a right to reasonable notice of increases in their appraised property value.

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<sup>1</sup> Section 1151.151 of the TX Occupations Code

<sup>2</sup> <https://comptroller.texas.gov/taxes/property-tax/rates/index.php>

Appraisal districts are political subdivisions of the State and are responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes.

The governing bodies of taxing units, such as school boards, commissioners' court, city councils and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is a property's appraised value minus all applicable exemptions, deductions, and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries.

The tax assessor-collector for each local taxing unit tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property.

There are three main parts to the property tax system in Texas:

- An appraisal district in each county sets the value of property each year. The board of directors, appointed by the taxing entities, hires and oversees the chief appraiser. A chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value and other limited matters.
- Local taxing units—city, county, school, and special districts—decide how much money they will spend by adopting a budget. Next, the units set tax rates that will raise the revenue necessary to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates and collecting the taxes. The following represents a summary of the process.

1. A significant responsibility of each appraisal district is to estimate the market value of properties as of January 1st. The property's use, market conditions, and ownership on that date determine its taxable status, value, and the party responsible for paying the tax. Additionally, your appraisal district handles applications for tax exemptions, agricultural appraisals, and other forms of tax relief.
2. Starting around May 15, the Appraisal Review Board (ARB) begins hearing protests from property owners, usually concerning value disputes. Once the ARB completes its hearings, the appraisal district provides each taxing unit with a list of taxable properties, exemptions, and any application denials.
3. In August or September, the elected officials of each taxing unit set tax rates for their operations and debt payments. Multiple taxing units may impose property taxes on each property. Every property is taxed by the county and the local school district, and you may

also pay taxes to a city and special districts such as hospital, junior college, water, fire, and others.

4. Tax collection begins around October 1, once tax bills are mailed out. Taxpayers have until January 31 of the following year to pay their taxes. Starting February 1, penalty and interest charges accrue on most unpaid tax bills, and tax collectors may initiate legal action to collect unpaid taxes from that date.

### Property Tax System Calendar of Events

January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1– April 30	Appraisal districts completes appraisal and processes applications for exemption.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf)
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.
April – May	Appraisal districts send notices of appraised value.
May 1	Appraisal review boards begin hearing protests from property owners.
July 25	Appraisal districts certify current appraised values to taxing units.
August – September	Local taxing units adopt tax rates.
October 1	Local taxing units begin sending tax bills to property owners.

## Central Appraisal Districts History

Before 1979, Texas residents faced significant issues with inequitable and unfair taxation. Although the Texas Constitution required property owners to pay property taxes, with exceptions for government, schools, non-profits, and other properties exempted by federal law, each taxing agency operated independently, following its own standards and practices. This often resulted in inconsistent property appraisals across different taxing entities.

In 1979, the 66th Texas Legislature passed Senate Bill 621, mandating the establishment of a centralized agency in each county to appraise property for ad valorem taxation. These agencies, known as Central Appraisal Districts, consolidated the appraisal functions of all taxing units into a single office per county, ensuring fair, equitable, and accurate property taxation.

The District, a political subdivision of the State of Texas, was created on January 1, 1980. It operates under the Texas Property Tax Code, which governs its legal, statutory, and administrative requirements. The District also complies with other relevant laws, including the Government Code, Local Government Code, and Occupations Code. A five-member Board of Directors governs the District, with the Fort Bend County Assessor/Collector serving as an ex officio member. The Chief Appraiser, appointed by the Board, acts as the chief administrator and executive officer.

The District appraises all properties in the county, except those exempt by state or federal law. Individual taxing units use these appraisals to calculate tax liabilities within their jurisdictions. Each appraisal district is led by a chief appraiser who manages staff, prepares budgets, administers exemption applications, and oversees daily operations. The Texas Property Tax Code sets appraisal standards and appeal procedures and mandates regular reviews by the Property Tax Assistance Division (PTAD) of the Texas Comptroller of Public Accounts. The Comptroller's office also establishes rules for the Texas property tax system.

The District strives to operate accurately, fairly, and efficiently. PTAD conducts performance audits to assess the accuracy and equity of the District's appraisals and biennial reviews of its operations, practices, and procedures. To ensure financial responsibility and soundness, independent auditors perform annual financial audits.

The District appraises all of the property within Guadalupe County. The county covers an area of approximately 713 square miles and has a total property count of 107,808, as of July 25, 2024.

The District is responsible for local property tax appraisal and exemptions administration for 33 jurisdictions or taxing units in the county.

## **BOARD OF DIRECTORS**

The Board of Directors of the Guadalupe Appraisal District comprises of nine voting members. Five (5) directors are elected by the votes of the governing bodies of the cities, school districts, conservation and reclamation districts, and Guadalupe County. Three (3) directors are elected by majority vote at the general election for state and county officers by the voters of Guadalupe County. The county assessor-collector completes the nine-member board serving as an ex officio director with voting rights.

Board members include:

Darren Dunn, Chairmen

Benito Amador, Jr., Vice Chairman

Daryl John, Secretary, Guadalupe Tax Assessor-Collector

Jim Lievens, Director

Leticia Sever, Director

Pamela Marie Kifer, Director

Peggy Jonnelle Herman, Director

Charles O. Kelm, Director

1 Vacant Seat (*to be filled 2025*)



## Taxing Units

In 2024, GAD served 33 entities.

Cities	
Cibolo	Santa Clara
Luling*	Schertz*
Marion	Seguin
New Braunfels*	Selma*
San Marcos*	Universal City*

\*Split Jurisdiction

School Districts	
Comal ISD*	Nixon-Smilely ISD*
La Vernia ISD*	Prairie Lea ISD*
Luling ISD*	San Marcos ISD*
Marion ISD	Schertz-Cibolo-UC ISD*
Navarro ISD	Seguin ISD
New Braunfels ISD*	

\*Split Jurisdiction

Taxing Unit Totals by Type	
County	1
School Districts	11
Cities	10
Water Control & Improvement Districts (WCID)	4
Municipal Utility Districts (MUD)	6
Water Ditriacts	1

## Tax Assessor – Collector Partners

GAD coordinates with partners contracted by taxing units served to perform assessment and/ or collection functions. These partners include:

- County Tax Offices
- Assessments of Southwest

## GAD, By the Numbers

<i>Annual Budgets</i>					
	2020	2021	2022	2023	2024
<b>Total Budget</b>	\$3,474,054	\$3,544,295	\$3,818,108	\$4,341,461	\$4,918,996
<b>Funded Positions</b>					
Full Time Permanent Employees	36	36	37	41	41
Taxpayer Liaison ( <i>state mandated</i> )	1	1	1	1	1
New Full Time Employees	1	0	1	4	0
Contract ( <i>ARB Members</i> )	6	6	6	7	7

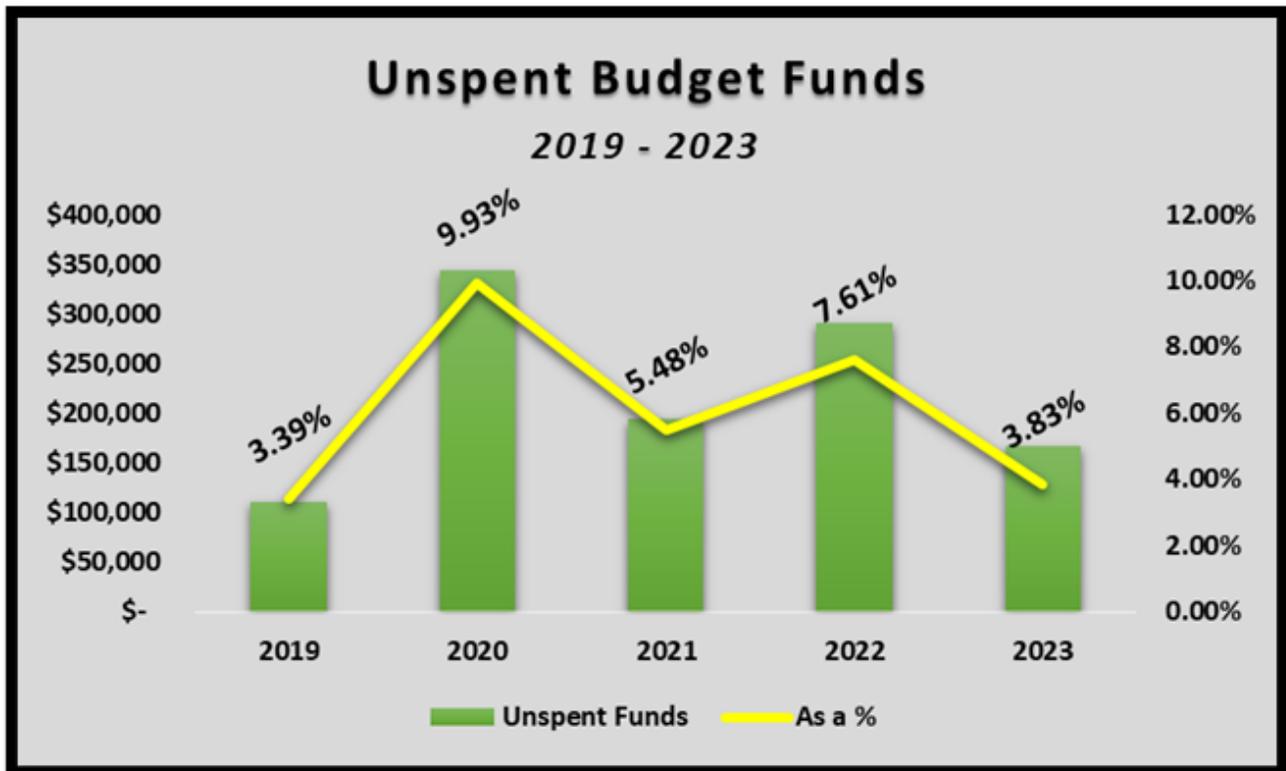
<b>2024 Budget Allocation</b>		
<b>Taxing Unit Name</b>	<b>Allocation Percentage (%)</b>	<b>Allocated Funding Responsibility (\$)</b>
Schertz-Cibolo UC ISD	22.1999%	\$1,092,013.75
Guadalupe County	19.9166%	\$979,697.71
Seguin ISD	15.8791%	\$781,092.00
New Braunfels ISD	6.0090%	\$295,580.35
City of Seguin	5.6768%	\$279,239.78
City of Schertz	5.6646%	\$278,642.50
Navarro ISD	5.4630%	\$268,723.93
City of Cibolo	4.7266%	\$232,499.31
Marion ISD	4.6901%	\$230,707.38
Comal ISD	3.2467%	\$159,706.57
City of New Braunfels	2.7990%	\$137,684.07
San Marcos ISD	1.0266%	\$50,499.76
Lake McQueeney WCID #1	0.4316%	\$21,229.38
LaVernia ISD	0.4030%	\$19,822.95
Lake Placid WCID #1	0.3870%	\$19,038.84
City of Selma	0.3861%	\$18,993.33
Luling ISD	0.3196%	\$15,721.72
Lake Dunlap WCID	0.1536%	\$7,555.23
Prairie Lea ISD	0.1388%	\$6,828.22
Lone Oak MUD	0.1353%	\$6,653.22
City of Marion	0.1293%	\$6,358.67
City of Universal City	0.0816%	\$4,013.02
City of Santa Clara	0.0352%	\$1,733.15
Meadow Lake WCID #1 <sup>2</sup>	0.0314%	\$1,543.01
Nixon-Smiley ISD	0.0224%	\$1,100.74
Guadalupe County MUD#4	0.0171%	\$840.12
City of Luling	0.0130%	\$641.74
York Creek Water Dist.	0.0105%	\$518.00
Sky Ranch MUD <sup>2</sup>	0.0054%	\$267.63
Guadalupe County MUD06 <sup>2</sup>	0.0007%	\$32.21
City of San Marcos	0.0003%	\$14.37
Guadalupe County MUD10 <sup>2</sup>	0.0001%	\$2.96
<b>Total</b>	<b>100.00%</b>	<b>\$4,918,995.61</b>

## Unspent Budget Funds

GAD's commitment to serving the community is matched by our dedication to fiscal responsibility. As a taxpayer-funded organization, we understand the importance of managing public funds with the utmost care. Our mission is to deliver high-quality services efficiently and effectively, ensuring that every dollar spent is maximized for the benefit of our citizens.

Through continuous improvement and innovation, we strive to enhance our operations, reduce costs, and eliminate waste. By leveraging technology and best practices, we aim to provide exceptional value while maintaining transparency and accountability in all our financial activities. Our goal is to build trust with the community by demonstrating that we are prudent stewards of public resources, committed to achieving excellence in every aspect of our work.

In accordance with Section 6.01(j) of the Texas Tax Code, any unspent or obligated to be spent budget funds, not used, are to be returned to the participating taxing units of that fiscal year. Refunds are determined by annual audit and returned via a credit toward the taxing units' allocated budget responsibility; generally, the fourth quarter payment. The chart below outlines GAD's performance over the previous 5-year period; 2019-2023. This report will be updated with 2024 performance figures once audit is completed.



## 2024 Preliminary Value Observations

For the 2024 appraisal year, the Guadalupe Appraisal District conducted mass appraisals for 104,734 accounts, marking a 2% increase (2,093 accounts) from 2023. The 2024 preliminary market values indicate an overall county-wide increase of 8.1%, totaling approximately \$37.3 billion.

New value figures for 2024 came in slightly below the previous year by 6.5%. Residential development contributed approximately 52% of the total new value. The availability of residential inventory remained strong, with the total number of residential inventory accounts increasing over the prior year by 45%. Increasing cost of capital to potential homebuyers more than likely played a role in observed climbing inventory figures.

The table below summarizes the year-over-year percentage changes observed in the 2024 Preliminary Value Report compared to the adjusted certified totals report for 2023.

<b>2024 Preliminary Totals</b>	
<b>Property Category</b>	<b>YoY % Chg</b>
Mobile Homes	-7.16%
Business Personal Property	-0.38%
Property Count	2.04%
Residential	5.71%
Rural Land and/or Residences	7.64%
Market Value	8.58%
Vacant Land	9.07%
Net Taxable Value	11.33%
Qualified D-Land	14.46%
Residential Inventory Accounts	20.29%
Multi-Family	25.65%
Commercial/ Industrial	29.80%

## Residential Inventory

Developers continued to convert unimproved land for residential purposes. Residential inventory increased by nearly 40% from the 2023 benchmark of 5,287 lots. The rise in 2024 may be partly due to a slowing absorption rate of new residential lots. If the Federal Reserve lowers the funding rate, current inventory levels may decline with an expected increase in transaction activity. In 2024, the top three ISD markets were Comal ISD, Navarro, and Schertz-Cibolo-U.C. The table below shows a five-year history of residential inventory by ISD market.

<b>Residential Inventory</b>						
<b>Taxing Unit</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
San Marcos ISD	8	3	21	33	20	10
Marion ISD	68	45	51	128	219	390
New Braunfels ISD	905	619	692	626	406	841
Seguin ISD	265	335	612	1,064	946	848
Schertz-Cibolo-U.C. ISD	878	796	905	1,162	1,076	1,262
Navarro ISD	85	26	322	1,337	1,704	1,960
Comal ISD	348	149	358	946	916	2,080
<b>Guadalupe County</b>	<b>2,557</b>	<b>2,221</b>	<b>2,961</b>	<b>5,296</b>	<b>5,287</b>	<b>7,391</b>

## Single-Family Residential

Market sale activity remained robust in the 12-months prior to GAD's January 1<sup>st</sup>, 2024 appraisal date. GAD staff confirmed over 1,900 transactions of single-family residential properties throughout the county. Activity within the Schertz-Cibolo-UC ISD market took top honors again with 668 confirmed transactions. The nearby military installations play a large part in the stable volume of activity, as members of military are often receiving change of station orders every 3-5 years. The chart below provides market sale observations of this sample of properties by school district.

<b>Market Area (ISD)</b>	<b># of Sales</b>	<b>Average SqFt</b>	<b>Min \$/SqFt</b>	<b>Average \$/SqFt</b>	<b>Max \$/SqFt</b>
Schertz-Cibolo-UC ISD	668	2,310	\$71.84	\$161.03	\$273.72
Seguin ISD	425	1,751	\$63.10	\$176.89	\$361.11
Navarro ISD	332	2,074	\$99.57	\$172.89	\$360.15
New Braunfels ISD	257	1,934	\$104.29	\$180.69	\$343.19
Comal ISD	210	1,964	\$103.88	\$171.46	\$254.42
Marion ISD	32	2,194	\$123.33	\$213.36	\$313.93
San Marcos ISD	5	1,745	\$151.52	\$199.88	\$286.10
La Vernia ISD	2	3,544	\$148.56	\$204.16	\$259.76
<b>Guadalupe County</b>	<b>1931</b>	<b>2,056</b>	<b>\$63.10</b>	<b>\$171.37</b>	<b>\$361.11</b>

### Commercial and Industrial Property

The District continues to see an increase in the associated market value, related to Commercial and Industrial classifications (F1/F2/L1). Continued aggressive efforts of local municipal economic development committees and continued friendly business policies, both locally and state-wide, has played a major role. Investments in industrial development, specifically manufacturing, was a major contributory with nearly a 21% increase observed YoY. To this point, new development among the commercial and industrial sectors accounted for 17% of all new development.

### Minerals

The oil and gas categories and related parcels are found generally in the La Vernia ISD, Seguin ISD, Prairie Lea ISD, as well as in the Luling ISD. Overall, minerals experienced a 22% drop in market value within Guadalupe County. The entities in these areas are in overlapping jurisdictions with some of the value for these entities residing across the Guadalupe County line and thus are not reliant on just the values associated with Guadalupe County for funding purposes.

### Exemption Data

Abatements observed the greatest YoY increase in locally administered reductions in taxable value within the county in 2024 at \$641 million or 28% YoY. Among state administered exemptions, disabled veterans eligible for 100% exemption of their homesteads was greatest. Total exemption amount for this category of disabled veteran rose to nearly \$2.3 billion which was approximately 17% higher than in 2023.

The proximity to military bases in neighboring Bexar County has made Guadalupe County an attractive choice for retired veterans. As a result, nearly 9,100 disabled veteran exemptions were administered to property owners in Guadalupe County in 2024.

## Property Appeals

The equalization phase of the property tax system affords property owner the right to protest GAD's annual valuation. Property owners have the option to submit their timely appeal themselves or through an authorized representative (i.e., tax consultant or agent). Additionally, property owners of eligible property categories may choose to submit their protest through GAD's online protest portal.

For the year 2024, the number of submitted protests experienced a slight increase in comparison to 2023 (+954). GAD's staff appraisers' ability to resolve an appeal via the informal conference jumped significantly over previous years, 20%. This may be a result of residential market value growth slowing down in recent years and the homestead exemption amount increasing to \$100,000. Below are general observations of GAD's appeal figures for the past two years; 2023 and 2024.

Year	Total Accounts	No. Timely Appeals	Appeals; as a % of Total Accts	Resolved; Informal Conference (%)	Overall Value Change
2023	102,521	24,259	23.7%	70.6%	-9.9%
2024	107,808	25,213	23.4%	91.0%	-8.3%

## Ratio Study Analysis

Appraisal districts perform ratio studies to calibrate their valuation models and ensure accuracy and fairness in property assessments. These studies involve comparing the appraised values of properties to their actual sale prices. The primary goals are to measure the level of appraisal accuracy and the uniformity of appraisals across different property types.

Key steps in the process include:

- Data Collection - Gathering sales data and corresponding appraised values for a representative sample of properties.
- Ratio Calculation - Calculating the ratio of appraised value to sale price for each property in the sample.
- Statistical Analysis - Analyzing the ratios to determine the median level of appraisal (how close appraisals are to market value) and measures of uniformity (how consistent appraisals are across properties).
- Model Calibration - Using the results to adjust and refine valuation models, ensuring they produce accurate and equitable appraisals.

By conducting these studies, appraisal districts can identify and correct any discrepancies, improving the overall reliability of property valuations. This process helps maintain public trust and ensures that property taxes are based on fair and accurate assessments.

Below are the final ratios for property categories where sales activity was confirmed and analyzed for calibration of their respective valuation models.

State Code	Property Classification	GAD Median level of Appraisal (2024)
ALL	Overall Appraisal Ratio	0.9989
A	Real Property: Single-family Residential	0.9991
B	Real Property: Multifamily Residential	0.9881
C	Vacant Lots and Tracts	0.9836
D	Real Property: Qualified Open-Space	0.9623
E	Real Property: Not Qualified	1.0105
F	Real Property: Commercial & Industrial	0.8666

## New Construction (Value)

### County-Wide

Guadalupe County has experienced consistent growth in population requiring investors and developers to meet demand for housing and services. In comparison to observations from prior five years, county-wide market value of new improvements has ranged between 8.8% – 35.5% with the median level of annual change at 15.4%.

Although new value in 2024 came in at approximately \$952 million (county-wide), it represented a YoY drop of 6.5% in comparison to 2023. The less than favorable financing conditions, involving the cost of capital, over the past 18–24-month period is considered to be one reason for this observation.



### By Property Category

The breakdown of new value totals by property category confirms that nearly 70% of all new value is associated with single-family residences. The continued development within existing subdivisions and addition of newly created subdivisions resulted in approximately \$658 million of new value added to the appraisal roll for 2024. The table below lists the breakdown across the eleven property categories accounting for 100% of all new value in 2024.

Category of Property	New Value Total	No. of Accounts
A - Single Family Residence	\$502,574,481	64,019
O - Residential Inventory	\$155,684,918	7,384
F1 - Commercial Real Property	\$103,691,239	2,466
B - Multifamily Residence	\$63,557,175	792
F2 - Industrial & Manufacturing Real Property	\$58,112,619	157
X - Totally Exempt Property	\$32,262,977	2,470
E - Rural Residence & Non-Qualifying Land	\$23,556,378	8,266
M1 - Mobile Homes	\$5,412,409	3,463
L2 - Industrial & Manufacturing BPP	\$3,014,906	429
D2 - Improvements on Qualified Open Space	\$2,457,123	3,463
L1 - Commercial BPP	\$2,089,739	3,339

### **Legislative Changes**

Two changes to the property tax system, signed into law following the 88<sup>th</sup> Legislative Session, which impacted property owners in the 2024 appraisal year included an appraisal cap (*commonly referred to as, Circuit Breaker*) and implementation of a new homestead audit requirement.

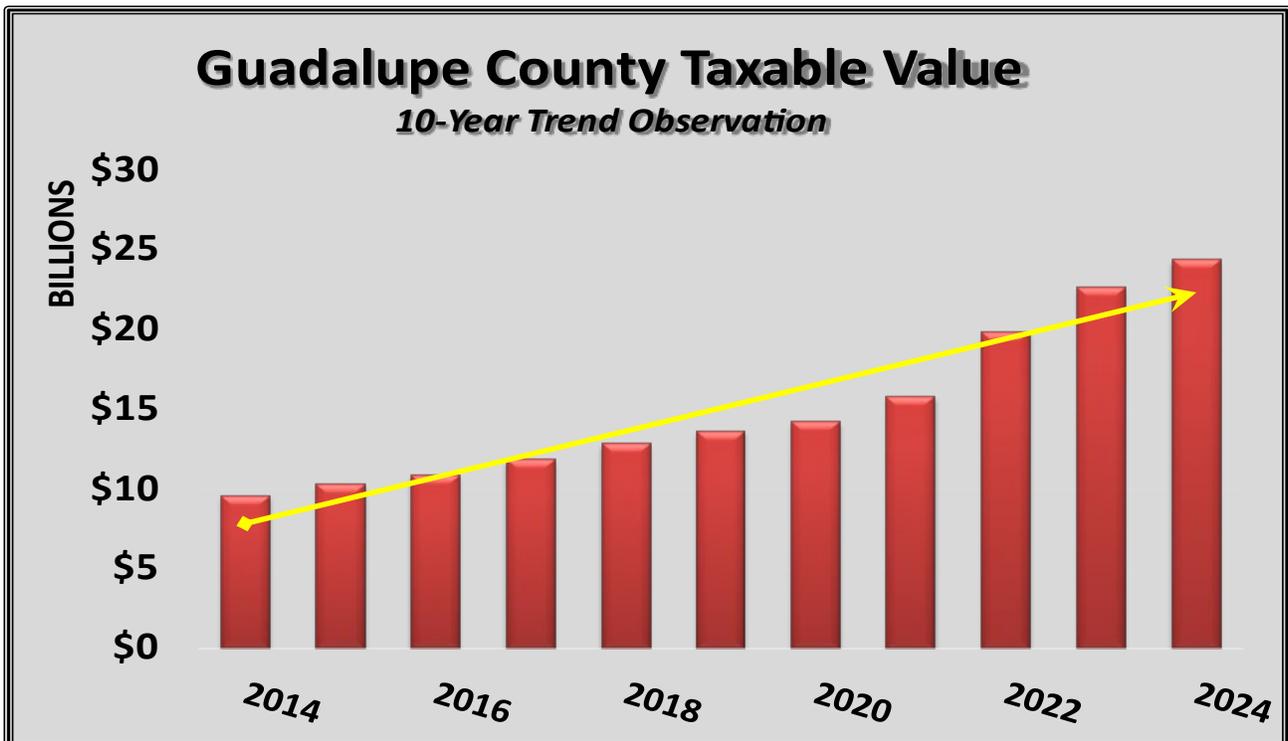
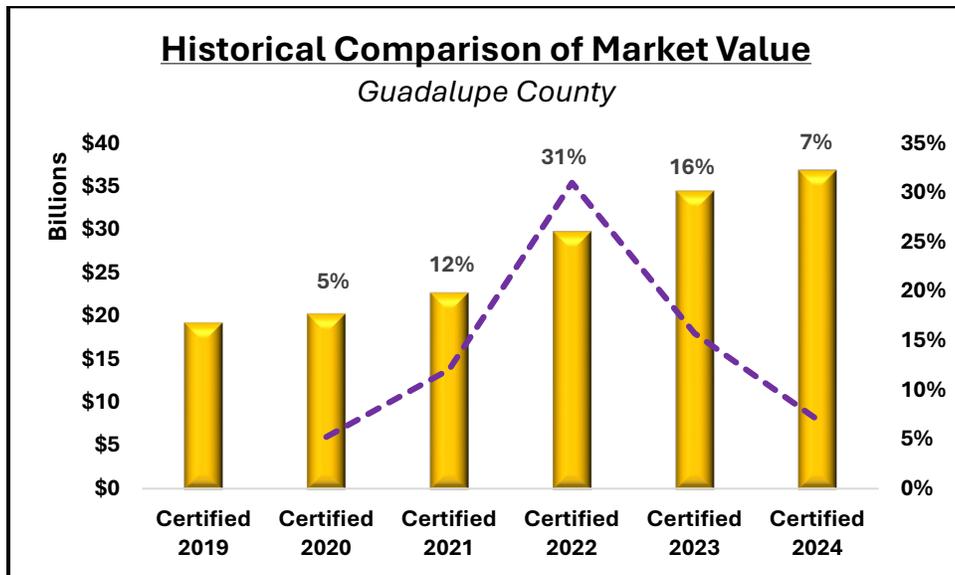
Below is a summary of each newly implemented requirement of the property tax system impacting taxpayers for 2024:

- **Appraisal Caps:** A pilot program was introduced to cap the annual increase in appraised values for non-homestead properties (like rental properties and commercial real estate) at 20% for three years. The program is scheduled to sunset on 12/31/2026 unless the 89<sup>th</sup> Legislative Session in 2025 passes a continuation.
  - ❖ For 2024, county-wide, a total amount of nearly \$227 million in market value was deducted as a result of this law.
- **Homestead Audit:** SB 1801 amends Section 11.43 of the Property Tax Code. Section 11.43(h-1) requires the chief appraiser of an appraisal district to develop a program for the periodic review of each residence homestead exemption granted by the district under Section 11.13. Intent of audit is to confirm that the recipient of the exemption still qualifies for the exemption. The program must require the chief appraiser to review each residence homestead exemption at least once every five tax years.

## Historical Value Change Charts

### Total Value Change

Annual year-over-year (YoY) growth in market value, county-wide, continued to fall from the high of 2022. Continuing monetary policy of federal reserve is considered to be a primary reason for this compression in value growth. Even still, Guadalupe County continues to trend upward when observing the 10-year period prior to 2024; a positive sign of stable demand for property within the county.



Increasing residential development in the north part of Guadalupe County is evident in the significant change observed in the taxable value within the City of San Marcos boundaries. Additionally, completion of Lake Dunlap dam replacement project has positively impacted value with return of historical water levels.

Taxing Unit	Certified Taxable Value		YoY Chg %
	2023	2024	
Guadalupe County	22,672,254,765	24,409,983,516	7.7%
<b>SCUC ISD</b>	<b>7,787,423,820</b>	<b>7,227,265,274</b>	<b>-7.2%</b>
Sequin ISD	5,988,073,411	6,006,477,740	0.3%
<b>City of Sequin</b>	<b>4,187,037,434</b>	<b>4,621,276,076</b>	<b>10.4%</b>
City of Schertz	4,107,614,221	4,213,960,998	2.6%
<b>City of Cibolo</b>	<b>3,653,477,912</b>	<b>3,885,077,120</b>	<b>6.3%</b>
City of New Braunfels	2,379,061,570	2,452,968,307	3.1%
<b>New Braunfels ISD</b>	<b>2,414,535,355</b>	<b>2,221,338,279</b>	<b>-8.0%</b>
Navarro ISD	1,901,546,080	1,997,057,790	5.0%
<b>Marion ISD</b>	<b>1,616,827,117</b>	<b>1,784,934,527</b>	<b>10.4%</b>
Comal ISD	1,213,474,086	1,185,209,126	-2.3%
<b>York Creek WD</b>	<b>733,277,238</b>	<b>801,181,811</b>	<b>9.3%</b>
City of Selma	658,806,057	701,597,115	6.5%
<b>Lake McQueeney WCID #1</b>	<b>588,747,614</b>	<b>658,104,216</b>	<b>11.8%</b>
San Marcos ISD	400,401,031	381,115,970	-4.8%
<b>Lake Dunlap WCID</b>	<b>253,601,317</b>	<b>304,765,767</b>	<b>20.2%</b>
Lake Placid WCID #1	201,695,521	212,114,040	5.2%
<b>La Vernia ISD</b>	<b>153,896,445</b>	<b>152,617,052</b>	<b>-0.8%</b>
Lone Oak Farm MUD	65,161,778	136,297,688	109.2%
<b>Luling ISD</b>	<b>137,410,439</b>	<b>124,921,878</b>	<b>-9.1%</b>
City of Marion	106,033,199	117,989,215	11.3%
<b>City of Santa Clara</b>	<b>80,795,914</b>	<b>81,594,525</b>	<b>1.0%</b>
City of Universal City	52,535,333	56,642,657	7.8%
<b>Prairie Lea ISD</b>	<b>50,543,233</b>	<b>44,766,652</b>	<b>-11.4%</b>
City of Luling	10,753,356	10,452,743	-2.8%
<b>Nixon-Smiley ISD</b>	<b>8,875,496</b>	<b>8,355,913</b>	<b>-5.9%</b>
City of San Marcos	159,090	2,958,076	1759.4%
		<b>Median</b>	5.0%
		<b>Wt. Mean</b>	-3.7%

## Biennial Oversight Study Results

The Texas Comptroller's Property Tax Assistance Division (PTAD) conducts a ratio study for each appraisal district at least once every two years. This study measures the performance of appraisal districts by evaluating the uniformity and median level of appraisals within each major property category.

The ratio study uses data from the School District Property Value Study (SDPVS) to perform statistical analyses. The primary goals are to ensure that appraised values are uniform and as close as possible to the market value required by law. Key metrics include the median level of appraisal, which indicates how accurately properties are appraised relative to their market value, and measures of uniformity, which assess the consistency of appraisals across different properties. State law requires the Comptroller's office to use a margin of error (MOE) that does not exceed 5 percent, unless sample size is inadequate and increasing MOE is required to determine if local value is valid.

The results of these studies help maintain fair and equitable property taxation across Texas, ensuring that all property owners are taxed based on accurate and consistent property values.

The findings are published in detailed reports that include statistical measures such as the coefficient of dispersion around the median level of appraisal.

The preliminary findings of GAD's 2024 PVS review are expected to be published at end of January 2025. This report will be updated to include these findings once published online.

### **Update:** February 2025

Preliminary findings of GAD's 2024 local values were published on January 31, 2025. Each of the seven (7) school districts tested by the Property Tax Assistance Division (PTAD) were determined to fall within the confidence interval of market value set by the reviewers. Below is a summary of the results.

School District	State Lower Limit	GAD Local Value	State Upper Limit	Within Confidence Interval
Prairie Lea ISD	\$45,602,858	\$45,612,851	\$50,403,158	Yes
Luling ISD	\$118,086,610	\$130,572,152	\$132,582,930	Yes
Marion ISD	\$1,199,571,602	\$1,240,270,251	\$1,325,842,298	Yes
Navarro ISD	\$1,746,306,937	\$1,804,734,768	\$1,930,128,719	Yes
New Braunfels ISD	\$2,375,857,527	\$2,510,646,449	\$2,625,947,793	Yes
Seguin ISD	\$5,433,159,550	\$5,468,888,272	\$6,005,071,082	Yes
Schertz-Cibolo-UC ISD	\$8,571,846,293	\$8,955,279,585	\$9,474,145,903	Yes