

# **KLEBERG COUNTY APPRAISAL DISTRICT**

## **2023 ANNUAL REPORT**

### **Introduction**

The Kleberg County Central Appraisal District “KCAD” is a political subdivision of the State of Texas created by the Texas Legislature in 1979. The operations of the district are governed by the Constitution of the State of Texas, the Texas Property Tax Code, and the rules of Texas Comptroller’s Property Tax Assistance Division.

KCAD is responsible for the appraisal of all property in Kleberg County for ad valorem purposes and the administration of all local option and State mandated property tax exemptions.

### **Mission**

The mission of the Kleberg County Central Appraisal District is to discover, list and appraise all property located within the boundaries of the district in an accurate, ethical and impartial manner in an effort to estimate the market value of each property and achieve uniformity and equity. This will be accomplished by maintaining the highest standards in appraisal practices and law by developing personnel who are professional and knowledgeable and operate under the standards of:

- The Property Tax Assistance Division of the Texas Comptroller’s Office
- International Association of Assessing Officers (IAAO)
- The Uniform Standards of Professional Appraisal Practice (USPAP)

## **Governance**

The Appraisal District operations are governed by the Board of Directors whose members are elected by the voting taxing units every two years.

### **Term of Office and Vacancy:**

CAD directors serve two-year terms. Each term begins on Jan. 1 of an even-numbered year. The two-year term of office does not apply to the county TAC who serves as a nonvoting director.

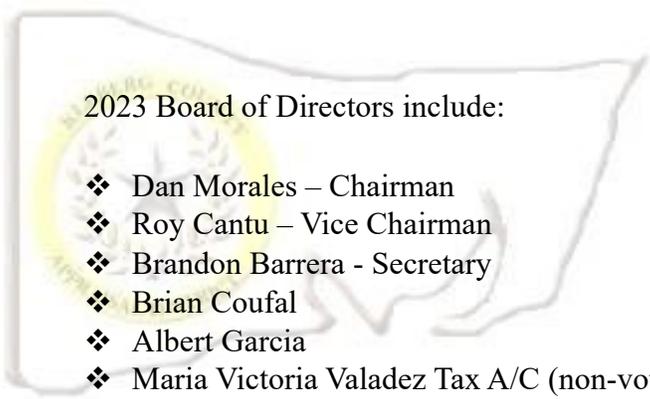
Board members may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties. This reimbursement is as provided by the budget adopted the board of directors. If a vacancy occurs on the board, each taxing unit nominates by resolution a candidate to fill the vacancy. Within 45 days after receiving notice from the board of directors that a vacancy exists, a taxing unit must submit the nomination to the chief appraiser. The chief appraiser delivers a list of the nominees to the directors within the next five days. Directors select by majority vote on of the nominees to fill the vacancy.

### **Meetings:**

At the board of directors' first meeting each calendar year, the board must elect from its members a chairman and a secretary. A nonvoting TAC may serve as chairman or secretary. A majority of the CAD board of directors constitutes a quorum. A Tax Assessor Collector who is a non-voting member is counted in determining the presence of a quorum.

The board may meet at any time at the call of the chairman. Kleberg County Appraisal District's Board of Directors has determined by board rule that they may have a scheduled monthly meeting on every 2<sup>nd</sup> Thursday at 3:00 p.m. They have also determined by board rule that they reserve the right to reschedule the meeting at their discretion. The board rule also provides that the board must meet at least once each calendar quarter.

The board must provide reasonable time at meetings for public comment on CAD and ARB policies and procedures.



2023 Board of Directors include:

- ❖ Dan Morales – Chairman
- ❖ Roy Cantu – Vice Chairman
- ❖ Brandon Barrera - Secretary
- ❖ Brian Coufal
- ❖ Albert Garcia
- ❖ Maria Victoria Valadez Tax A/C (non-voting member)

### **Appraisal Review Board**

Kleberg County Administrative Judge appoints appraisal review board (ARB) members. Kleberg County Appraisal District Board of Directors provide the budget for the appraisal review board operations as authorized by statute, but they have no authority over how the ARB conducts its business and, in fact, are prohibited from communicating with the ARB concerning matters that could be the subject of hearings except as authorized by law. The ARB is a board of citizens that is a decision making body that issues determinations of statutorily authorized protests and challenges brought by property owners and taxing units. ARB members are not a party to the protest. ARBs are appointed

to act independently of the appraisal district and to make fair and impartial determinations. ARBs only have the authority specifically given by statute. Although an appraisal district provides staff to the ARB for clerical assistance, the ARB maintains an independence from the board of directors and appraisal district staff, including the chief appraiser.

### **Pay And Training For ARB Members**

When setting its budget, the appraisal district board of directors must include amounts for appraisal review board per diem payments and expense reimbursements. Specifically, ARB members (not auxiliary members) are entitled to be paid by the day (per diem) for each day the board meets. Kleberg County Appraisal District pays the ARB \$50 per ½ day and \$100 for a full day. They are also entitled to reimbursement of actual and necessary expenses incurred in the performance of their official duties.

The Comptroller's office must approve curricula, provide materials and supervise the training of ARB members. ARB members are not allowed to participate in hearings until they complete the Comptroller's training course and a statement agreeing to comply with Tax Code requirements during hearings. If the ARB member is appointed *after* the Comptroller's office has offered the ARB training courses for that year, the ARB member may participate in hearings but must complete the new member training course at the first opportunity after the appointment. During the second year of an ARB member's term, the ARB member must complete the Comptroller's continuing education training course and complete a statement agreeing to comply with Tax Code requirements during hearings. An ARB member who fails to timely complete the course, is not eligible to participate in hearings, vote on a determination of protest or be reappointed to an additional term. ARB members must complete the Comptroller's continuing education training course and complete a statement agreeing to comply with Tax Code requirements in each year they serve. The appraisal district's board of directors provides for budgeting of ARB training as part of the appraisal district annual budget.

The Tax Code provides that certain communication about the training course is prohibited. Except during a hearing or other ARB proceeding, the following persons cannot communicate with the ARB regarding the Comptroller's training course, or any matter presented or discussed during the course:

- the chief appraiser;
- other appraisal district employees;
- a director of the appraisal district;
- an officer or employee of a taxing unit served by the appraisal district; and
- an attorney who represents (or whose firm represents) the appraisal district or taxing unit.

**2023 Appraisal Review Board Members Include:**

- ❖ Tadeo Reyna – Chairman
- ❖ Jennifer Herrera – Vice Chairman
- ❖ Brian C. Sabala – Secretary
- ❖ Jack Shorter
- ❖ Vicki Yarbrough

**Agricultural Advisory Board**

The Agricultural Advisory Board is a four-member board appointed by the Chief Appraiser with the advice and consent of the Board of Directors. Responsibility of the Agricultural Advisory Board is to advise the Chief Appraiser on the valuation and use of land that may be designated for open-space agricultural valuation within the district's boundaries and to assist in determining typical practices

and standards used in various farming operations. The board serves at the will of the Chief Appraiser. The agricultural advisory board members must be landowners of the district whose land qualifies for appraisal under Subchapter C, D, E, or H, Chapter 23 and who have been residents of the district for at least five years. Members of the board serve for staggered terms of two years. In making the initial appointments of members of the agricultural advisory board, the chief appraiser shall appoint for a term of one year one-half of the members, or if the number of members is an odd number, one fewer than a majority of the membership. The board shall meet at the call of the chief appraiser at least once a year. An employee or officer of an appraisal district may not be appointed and may not serve as a member of the agricultural advisory board. A member of the agricultural advisory board is not entitled to compensation.

**2023 Agricultural Advisory Board Members Include:**

- ❖ Angel Gonzalez, Jr. - Chairman
- ❖ Verl Cash - Vice-Chairman
- ❖ Michael Yeary
- ❖ Victor Saenz - Secretary

Kleberg County Appraisal District is responsible for appraising all properties for each of the following Taxing Jurisdictions that are within the boundaries of Kleberg County. The 2023 values per taxing unit is as follows:

| <b><u>Taxing Unit</u></b>     | <b><u>Market Value</u></b><br><i>(Before Exemptions)</i> | <b><u>Net Taxable</u></b><br><i>(After Exemptions)</i> |
|-------------------------------|--|--|
| ▪ Kleberg County              | 3,585,797,494  | 2,115,418,062  |
| ▪ City of Kingsville          | 1,472,758,718  | 1,175,807,894  |
| ▪ South Texas Water Authority | 2,314,553,040  | 1,628,803,877  |
| ▪ Kingsville I.S.D.           | 1,801,449,782  | 1,057,802,215  |
| ▪ Ricardo I.S.D.              | 505,130,824  | 253,889,419  |
| ▪ Riviera I.S.D.              | 922,847,502  | 319,212,310  |
| ▪ Santa Gertrudis I.S.D.      | 356,256,508  | 119,017,002  |
| ▪ Kenedy County Ground Water  | 1,142,264,569  | 386,717,629  |
| ▪ City of Corpus Christi      | 1,268,040  | 1,265,240  |

**Property Types Appraised**

For 2023, the Kleberg County Appraisal District has approximately **36,871** parcels. The following is a summary of the appraisal district market value by state category for 2023 year.

| <b><u>Classification</u></b> | <b><u>Property Type</u></b>    | <b><u>Market Value</u></b> |
|------------------------------|--------------------------------|----------------------------|
| A                            | Single Family Residence        | 911,530,618                |
| B                            | Multifamily Residence          | 151,099,148                |
| C1                           | Vacant Lots and Land Tracts    | 35,067,765                 |
| D1                           | Qualified Open Space “Ag” Land | 1,048,583,256              |

|    |   |             |
|----|---|-------------|
| D2 | Improvements on Qualified<br>Open "Ag" Space Land | 6,356,390   |
| E  | Rural Land, Non Qualified Open<br>Space Land      | 232,163,193 |
| F1 | Commercial Real Property                          | 276,024,994 |
| F2 | Industrial Real Property                          | 6,317,990   |
| G1 | Oil and Gas                                       | 53,980,150  |
| J1 | Water Systems                                     | 38,210      |
| J2 | Gas Distribution System                           | 4,012,800   |
| J3 | Electric Company                                  | 110,202,630 |
| J4 | Telephone Company                                 | 9,983,340   |
| J5 | Railroad  | 20,769,570  |
| J6 | Pipeline Company                                  | 159,762,670 |
| J7 | Cable television Company                          | 2,933,080   |
| J8 | Other Type of Utility                             | 2,152,680   |
| M1 | Mobile Homes                                      | 7,541,075   |
| O  | Residential Inventory                             | 5,135,860   |
| L1 | Commercial Personal Property                      | 106,164,590 |
| L2 | Industrial Personal Property                      | 58,930,750  |
| S  | Special Inventory                                 | 11,875,490  |
| X  | Exempt Property                                   | 365,174,845 |

**Exemption Data**

Kleberg County Appraisal District is responsible for the administration of all property tax exemptions granted. The most common exemption a property owner qualifies for is the Homestead Exemptions. These exemptions include mandated homestead exemptions, optional homestead exemption, over-65 exemptions, over 55 surviving spouse exemptions, disability exemptions and 100% disabled Veterans homestead exemptions. In order to qualify for the Homestead Exemptions, the property owner must **own and reside in** the residence on January 1 and the owner or spouse claims **no other** Homestead Exemption. In January of each year, the district mails Homestead Exemption applications to property owners who **may** qualify for this exemption. The application must be completed and returned to the appraisal district by April 30. A property owner who turns 65 any time during the year qualifies for the Over 65 exemption as if they had it all year and can apply for the exemption anytime during the year after the property owner turns 65. A property owner may file a late homestead application if it is filed no later than two years after the delinquency date for the taxes on the homestead.

The following is a list of taxing units that offer the Homestead/Over 65/Disabled Persons Exemptions and 100% Disabled Veteran’s Homestead exemption for the year of 2023.

| <u>TAXING UNITS<br/>&amp; TAX RATE</u> | <u>HOMESTEAD</u> | <u>PERCENTAGE<br/>HOMESTEAD</u> | <u>AGE/OVER-65</u> | <u>DISABILITY</u> |
|--|------------------|---------------------------------|--------------------|-------------------|
| Kleberg County                         | *****            | *****                           | \$12,000           | *****             |
| City of Kingsville                     | *****            | *****                           | \$ 8,400           | *****             |
| So. Tx. Water Authority                | *****            | 1%/\$5,000 MIN.                 | \$12,000           | \$12,000          |
| Kingsville I.S.D.                      | \$100,000        | *****                           | \$10,000           | \$10,000          |
| Ricardo I.S.D.                         | \$100,000        | *****                           | \$10,000           | \$10,000          |
| Riviera I.S.D.                         | \$100,000        | *****                           | \$10,000           | \$10,000          |
| Santa Gert. I.S.D.                     | \$100,000        | *****                           | \$10,000           | \$10,000          |

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**Residence Homestead of Surviving Spouse of Member of Armed Services Killed in Line of Duty (Tax Code Section 11.133)**

100% EXEMPTION

A surviving spouse of a member of the armed services of the United States who is killed or fatally injured in the line of duty is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead if the surviving has not remarried since the death of the member of the armed services.

Contact the Kleberg County Appraisal District for other instances when the surviving spouse can benefit from Residence Homestead of Surviving Spouse of Member of Armed Services Killed in Action.

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**Residence Homestead of Surviving Spouse of First Responder Killed in Line of Duty (Tax Code Section 11.134)**

100% EXEMPTION

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead if the surviving:

- (1) is an eligible survivor for purposes of Chapter 615, Government Code, as determined by the Employees Retirement System of Texas under that chapter; and (2) has not remarried since the death of the first responder.

Contact the Kleberg County Appraisal District for other instances when the surviving spouse can benefit from the Residence Homestead of Surviving Spouse of First Responder Killed in Line of Duty.

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**Donated Residence Homestead of Partially Disabled Veteran (Tax Code Section 11.132)**

Contact the Kleberg County Appraisal District for information on Donated Residence Homestead of Partially Disabled Veteran and when the surviving spouse of the veteran may be able to benefit from this exemption.

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**Residence Homestead of 100 Percent or Totally Disabled Veteran (Tax Code Section 11.131) (Passed in June of 2009 per House Bill 3613)**

**100% EXEMPTION**

NOTE: Disabled Veteran **must be:** Receiving 100% Compensation for a Service-Connected Disability  
AND  
100% Service Disabled or Individual Unemployable

The surviving spouse of a disabled veteran who qualified for an exemption of Disabled Veterans Exemption on Homestead Property (mentioned above) when the veteran died, or of a disabled veteran who would have qualified for the Disabled Veterans Exemption on Homestead Property if that exemption had been in effect on the date the disabled veteran died, **is entitled** to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied, or to which the disabled veteran's exemption would have applied if the exemption had been authorized on the date the disabled veteran died, **if:**

(1) the surviving spouse has not remarried since the death of the disabled veteran; **and** (2) the property:

- (A) was the residence homestead of the surviving spouse when the disabled veteran died;
- and**
- (B) remains the residence homestead of the surviving spouse.

Contact the Kleberg County Appraisal District for other instances when the surviving spouse can benefit from Residence Homestead of 100 Percent or Totally Disabled Veteran.

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**Continuation of Residence Homestead Exemption While Replacement Structure is Constructed; Sale of Property (Tax Code Section 11.135)**

(a) If a qualified residential structure for which the owner receives an exemption under Section 11.13 is rendered uninhabitable or unusable by a casualty or by wind or water damage, the owner may continue to receive the exemption for the structure and the land and improvements used in the residential occupancy of the structure while the owner constructs a replacement qualified residential structure on the land if the owner does not establish a different principal residence for which the owner receives an exemption under Section 11.13 during that period and intends to return and occupy the structure as the owner's principal residence. To continue to receive the exemption, the owner must begin active construction of the replacement qualified residential structure or other physical preparation of the site on which the structure is to be located not later than the first anniversary, or the fifth anniversary for a property described by Subsection (a-1)(1), of the date the owner ceases to occupy the former qualified residential structure as the owner's principal residence. (a-1) An owner may not receive an exemption under Section 11.13 for property under the circumstances described by Subsection (a) for more than: (1) five years if: (A) the property is located in an area declared to be a disaster area by the governor following a disaster; and (B) the residential structure located on the property is rendered uninhabitable or unusable as a result of the disaster; or (2) two years if Subdivision (1) does not apply.

NOTE: THERE ARE OTHER CIRCUMSTANCES THAT THIS SECTION OF THE TEXAS PROPERTY TAX CODE ADDRESSES, THIS IS JUST A BREIF SUMMARY TO INFORM YOU THAT THIS EXEMPTION EXISTS. PLEASE CONTACT THE APPRAISAL DISTRICT FOR MORE INDEPTH INFORMATION ON THIS EXEMPTION.

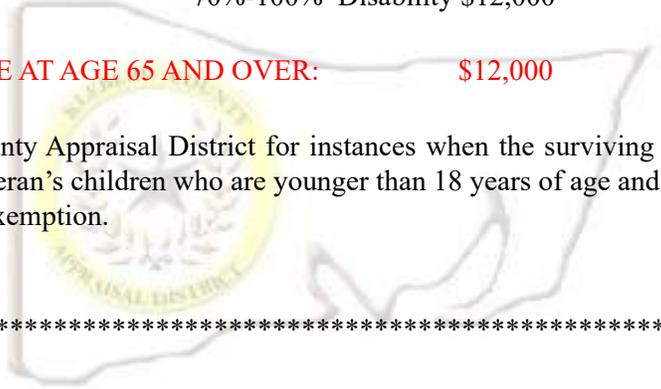
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**Disabled Veteran’s Exemption** that may apply to any one property. This exemption is granted by all taxing units. (Tax Code Section 11.22)

|          |                     |
|----------|---------------------|
| 10%-29%  | Disability \$ 5,000 |
| 30%-49%  | Disability \$ 7,500 |
| 50%-69%  | Disability \$10,000 |
| 70%-100% | Disability \$12,000 |

**ANY % LISTED ABOVE AT AGE 65 AND OVER: \$12,000**

Contact the Kleberg County Appraisal District for instances when the surviving spouse or when there is no surviving spouse, the veteran’s children who are younger than 18 years of age and unmarried can benefit from the Disabled Veteran’s Exemption.



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**Ratio Study Analysis – Property Value Study**

The property tax code requires that the Property Tax Assistance Division of Texas Comptroller Office conduct an internal ratio study in each appraisal district biannually to determine the degree of uniformity of and the median level of appraisal with each major property category in each school district. The districts values must be within the 5% margin of error of the state’s ratio study in order for the Comptroller to certify local value to the Commissioner of Education for school funding. For 2023, Ricardo I.S.D. and Santa Gertrudis I.S.D., School District’s in the boundaries of Kleberg County, **received certified local value. Kingsville I.S.D., also a school district in the boundary of Kleberg County did not receive local value but state value. The Kingsville I.S.D. study reflected Single-Family, Acres Qualified for Open-Space Land and Real Commercial, and Properties were appraised below the needed value and ratio determined by the Texas Comptroller. Riviera I.S.D.**

also a school district in the boundary of Kleberg County, also did not receive local value but state value. The Riviera I.S.D. study reflected that Single-Family, Non-Ag Land and Improvements and Real Commercial properties were appraised **below** the needed value and ratio determined by the Texas Comptroller study.

The Comptroller Property Value Study is available on the Texas Comptroller Website.

### **2023 Protest Data**

The Property Tax Code requires the Appraisal District to send a letter formed Notice of Appraised Value for properties:

- Reappraised in the current year
- Change of ownership during the preceding year
- Agent or property owner makes a written request for the notice
- New property that was included for the first time on the appraisal rolls
- The owner filed a property rendition statement
- The property has been annexed or de-annexed to a taxing jurisdiction
- Homestead Exemption Possible Qualification (Properties that have property address being the same as the mailing address but has no exemption at the time of notices)
- Canceled Exemptions
- Account number change
- Any change in value from prior year

In compliance with the Property Tax Code the district prepared and delivered Notice of Appraised Values for all properties in Kleberg County for 2023 who met the criteria above. Notices were sent on approximately:

- ▣ 17,732 Accounts - Real, Mobile Home, Commercial and Business Personal Property accounts, Homestead Exemption Qualification Notices, Canceled or Removed exemption Notices
- ▣ 5,807 – Mineral, Industrial and Utility accounts

From the notices that were mailed the district received:

- 1,041 Protest On - Real, Mobile Home, Commercial and Business Personal Property, Mineral, Industrial and Utility
  - 368 Protest were heard by the ARB
  - 142 Protest were withdrawn by the property owner/agent
  - 377 Protest were settled in informal hearings with the appraisers
  - 154 Protests were no shows
  - Of the 368 protests that went before the ARB, there were 219 protests with no adjustments to value and there were 149 protests with adjustments.

### **2023 Methods and Assistance Program**

In 2009, the Texas Legislature enacted a new law that amended Tax code Section 5.102. It requires the Comptroller of Public Accounts to review appraisal districts every two years. This is called the Methods and Assistance Program. This review is designed to determine whether appraisal districts are meeting minimum requirements for performing statutory and appraisal duties. This review is conducted in accordance with Tax code Section 5.102(a), effective Jan 1, 2010, and related Comptroller rule 9.301. The Comptroller is required by statute to review appraisal districts for governance; taxpayer assistance; operating procedures; and appraisal standards, procedures and methodology.

A COPY OF THE 2023 MAP RESULTS SUMMARY  
Is Shown on Next Page  
(Full Report Can Be Accessed at The Texas Comptroller Website)

**Glenn Hegar**  
**Texas Comptroller of Public Accounts**  
**2022-23 Final Methods and Assistance Program Review**  
**Kleberg County Appraisal District**  
**Current MAP Cycle Chief Appraiser(s): Ernestina Flores**  
**Previous MAP Cycle Chief Appraiser(s): Ernestina Flores**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

| Mandatory Requirements   | PASS/FAIL |
|--|-----------|
| Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code? | PASS      |
| Does the appraisal district have up-to-date appraisal maps?  | PASS      |
| Is the implementation of the appraisal district's most recent reappraisal plan current?  | PASS      |
| Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?                   | PASS      |
| Are values reproducible using the appraisal district's written procedures and appraisal records?   | PASS      |

| Appraisal District Activities                   | RATING                 |
|---|------------------------|
| Governance                                      | Meets All              |
| Taxpayer Assistance                             | Needs Some Improvement |
| Operating Procedures                            | Meets                  |
| Appraisal Standards, Procedures and Methodology | Meets All              |

**Appraisal District Ratings:**

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

| Review Areas                                    | Total Questions in Review Area (excluding N/A Questions) | Total "Yes" Points | Total Score (Total "Yes" Questions/Total Questions) x 100 |
|---|--|--------------------|---|
| Governance                                      | 16   | 16                 | 100   |
| Taxpayer Assistance                             | 17   | 15                 | 88  |
| Operating Procedures                            | 22   | 20                 | 91  |
| Appraisal Standards, Procedures and Methodology | 25   | 25                 | 100   |

The next Method and Assistance Program review will be done in the 2025 year and results will be available in the 2026 year.

For additional information, call our office at 361-595-5775. We are located at 502 E. Kleberg in Kingsville, Texas. Business hours are Monday-Friday 8:00 a.m. to 5:00 p.m. Office Doors open from 9:00 a.m. to 4:00 p.m. The Kleberg County Appraisal District office remains open through lunch hours.

