

STANDARD PRESS RELEASE

CONTACT INFORMATION:

Comal County Appraisal District
Rufino H. Lozano – Chief Appraiser
830.625.8597
lozanr@co.comal.tx.us



RELEASE DATE:

New Braunfels, TX. July 27, 2021 -

Comal Appraisal District Releases 2021 Values

PRESS RELEASE: Chief Appraiser Rufino Lozano released the 2021 Certified Values for the Comal County Taxing Entities with overall average increases between 12% to 14%, with the greatest increases in the City of Spring Branch and Emergency Services District #5 (Bulverde area) touting over 22%. A list of entities and values can be found with this press release on the District's website www.comalad.org/Press-Release.

The District certified its values on July 20th and distributed them to the Taxing Entities by July 22nd. In 2021 there were a total of 17,107 protest filed, out of which 7,427 were residential owners protesting their valuations, 3,756 were commercial properties, and 5,924 protests from vacant and rural properties. Comal Appraisal District staff resolved 75% of protest before they proceeded to an ARB hearing. "I'm extremely proud of the hard work, dedication, and effort the appraisal district staff made in resolving most the protests that were filed to ensure a timely certification", said Lozano.

Taxing Entities will soon begin their process of setting their budgets and tax rates, also known as the Truth-In-Taxation (TNT) process. Property owners will be able to see the impact of the tax rate setting on the new TNT website (<https://comal.truthintaxation.com>) as it relates to their property. The website will also give tax payers pertinent information regarding proposed increases and/or decreases in the tax rates and dates of hearings being held by the Taxing Entities.

####

TAXING UNIT	2021 CERTIFIED MARKET	2020 SUP 84 MARKET	MARKET DIFFERENCE	2021 CERTIFIED TAXABLE	2020 SUP 84 TAXABLE	TAXABLE DIFFERENCE
COMAL COUNTY	\$33,492,000,056	\$29,600,510,134	13.15%	\$24,337,935,890	\$21,267,338,652	14.44%
COMAL CO FARM & FLOOD	\$33,492,000,056	\$29,600,510,134	13.15%	\$24,267,039,113	\$21,189,854,822	14.52%
CITY OF BULVERDE	\$1,326,102,592	\$1,137,169,169	16.61%	\$1,143,110,122	\$960,140,952	19.06%
CITY OF FAIR OAKS	\$317,180,853	\$281,693,526	12.60%	\$264,614,691	\$231,616,550	14.25%
CITY OF GARDEN RIDGE	\$1,055,107,946	\$928,436,512	13.64%	\$845,041,719	\$769,336,638	9.84%
CITY OF NEW BRAUNFELS	\$10,836,506,307	\$9,614,866,145	12.71%	\$8,850,119,953	\$7,851,384,534	12.72%
CITY OF SPRING BRANCH	\$110,154,484	\$90,919,936	21.16%	\$67,825,452	\$55,461,481	22.29%
CITY OF SCHERTZ	\$1,223,127,695	\$1,188,102,257	2.95%	\$979,086,684	\$951,307,150	2.92%
CITY OF SELMA	\$197,962,542	\$184,695,914	7.18%	\$153,007,464	\$179,823,964	-14.91%
EMERGENCY SERVICE DISTRICT #1	\$7,249,754,093	\$6,254,407,935	15.91%	\$5,788,439,748	\$4,928,450,210	17.45%
EMERGENCY SERVICE DISTRICT #2	\$6,932,129,322	\$6,118,134,159	13.30%	\$5,836,845,502	\$5,095,964,713	14.54%
EMERGENCY SERVICE DISTRICT #3	\$6,932,168,232	\$6,118,134,159	13.31%	\$5,836,884,412	\$5,095,964,713	14.54%
EMERGENCY SERVICE DISTRICT #4	\$4,024,597,339	\$3,540,075,734	13.69%	\$3,230,702,027	\$2,837,912,890	13.84%
EMERGENCY SERVICE DISTRICT #5	\$3,226,335,125	\$2,714,852,334	18.84%	\$2,541,351,416	\$2,074,297,554	22.52%
EMERGENCY SERVICE DISTRICT #6	\$3,146,373,831	\$2,793,139,486	12.65%	\$2,288,323,853	\$2,042,318,501	12.05%
EMERGENCY SERVICE DISTRICT #7	\$3,566,555,317	\$3,145,426,618	13.39%	\$2,878,728,027	\$2,548,571,985	12.95%
JOHNSON RANCH MUD	\$276,581,431	\$230,968,731	19.75%	\$227,178,371	\$193,086,454	17.66%
MEYER RANCH MUD	\$101,844,920	\$46,650,000	118.32%	\$96,294,837	\$39,334,458	144.81%
BOERNE I S D	\$197,164,532	\$183,200,128	7.62%	\$164,074,913	\$149,605,716	9.67%
NEW BRAUNFELS I S D	\$7,322,217,632	\$6,486,225,900	12.89%	\$5,774,529,300	\$5,129,773,807	12.57%
WIMBERLEY I S D	\$2,306,379	\$2,255,169	2.27%	\$2,011,100	\$1,920,639	4.71%
COMAL COUNTY WATER IMPRV DIST 1A	\$120,013,490	\$56,207,048	113.52%	\$90,409,285	\$38,081,502	137.41%
COMAL COUNTY WATER IMPRV DIST 1B	\$30,014,124	\$42,421,790	-29.25%	\$251,266	\$163,344	53.83%
COMAL COUNTY WATER IMPRV DIST 1C	\$16,308,092			\$25,829		
COMAL COUNTY WATER IMPRV DIST 1D	\$18,328,986			\$47,314		
COMAL COUNTY WATER IMPRV DIST 1E	\$4,441,855			\$39,866		
COMAL COUNTY WATER IMPRV DIST 1F	\$2,053,985			\$18,434		
COMAL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6	\$446,053,932	\$294,857,836	51.28%	\$421,046,782	\$276,985,250	52.01%
LAKE DUNLAP WATER IMPRV DIST	\$136,205,309			\$111,467,286		
COMAL COUNTY WATER IMPRV DIST MASTER	\$12,865,034	\$1,135,858	1032.63%	\$1,412,949	\$5,284	26640.14%
YORK CREEK IMPROVEMENT DISTRICT	\$1,069,706,597	\$1,003,218,353	6.63%	\$870,449,374	\$808,031,241	7.72%
COMAL I S D						
COMAL I S D (M&O)	\$25,960,304,950	\$22,921,130,439	13.26%	\$18,616,656,986	\$16,163,390,545	15.18%
COMAL I S D (I&S)	\$25,960,304,950	\$22,921,130,439	13.26%	\$18,686,241,616	\$16,231,390,545	15.12%