



COMAL APPRAISAL DISTRICT
2024
ANNUAL APPRAISAL REPORT

TABLE OF CONTENTS

| | |
|---|-----------|
| Introduction..... | 2 |
| Mission Statement | 2 |
| Purpose of Report | 2 |
| Entities Served..... | 2 |
| Legislative Changes..... | 3 |
| Property Types..... | 4 |
| Appraisal Results..... | 4 |
| Summary | |
| New Construction | |
| Ratio Study | |
| Performance Evaluation | |
| Mass Appraisal Report | |
| Preparation of Appraisal Roll | |
| Certified Appraisal Roll | |
| Exemptions..... | 15 |
| Appeal Process..... | 15 |
| Final Performance Analysis..... | 17 |
| Financial Results..... | 18 |
| Taxpayer Assistance Results..... | 19 |
| Certification..... | 19 |

INTRODUCTION

The Comal Appraisal District (District), a political subdivision of the State of Texas, was created January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of appraisal districts. A Board of Directors, appointed by the voting taxing units within the boundaries of the Comal Appraisal District, constitutes the District's governing body. The Chief Appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the District.

MISSION STATEMENT

It is the mission of the District to value property and administer exemptions within the Comal Appraisal District's jurisdiction, fairly and equitably in accordance with the Texas Property Tax Code and other appraisal practices and standards, by using the staff and resources available to carry out the duties in a professional, friendly, courteous, and ethical manner.

PURPOSE OF REPORT

This report serves as the official 2024 Annual Appraisal Report for the Comal Appraisal District, located at 900 S. Seguin Avenue in New Braunfels Texas. It has been drafted in compliance with the International Association of Assessing Officers' (IAAO) Standards on Public Relations, Section 6.5: Annual Reports. A copy of this report can be obtained in person from the District's office or from the District's website at www.comalad.org. Information contained within the tables of this report reflect data as of the date of certification for each respective year.

The Annual Report highlights the results of our appraisal operations, our taxpayer assistance programs, our financial stewardship, the appeals process, and the performance results by the Property Tax Assistance Division.

ENTITIES SERVED

The District is responsible for local property tax appraisals, exemptions administration and special valuations of property for jurisdictions or taxing units within Comal County. Each taxing unit adopts its own tax rate to generate revenue to pay for police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. The following is a list of all the taxing entities within the District's jurisdiction:

Comal County
Comal County Lateral Road
City of New Braunfels
City of Schertz
City of Garden Ridge
City of Bulverde
City of Fair Oaks Ranch
City of Selma

City of Spring Branch
Comal ISD (CISD)
Boerne ISD
New Braunfels ISD (NBISD)
Wimberley ISD
Emergency Service District #1
Emergency Service District #2
Emergency Service District #3
Emergency Service District #4
Emergency Service District #5
Emergency Service District #6
Emergency Service District #7
Canyon Ranch MUD
Central Comal County MUD 1
Flying W MUD
Johnson Ranch MUD
Kynwood MUD
Meyer Ranch MUD
Sky Ranch MUD
York Creek Improvement District
Comal County Water Improvement District 1A
Comal County Water Improvement District 1B
Comal County Water Improvement District 1C
Comal County Water Improvement District 1D
Comal County Water Improvement District 1E
Comal County Water Improvement District 1F
Comal County Water Improvement District Master
Comal County Water Control and Improvement District #3
Comal County Water Control and Improvement District #3A
Comal County Water Control & Improvement District #6
Lake Dunlap Water Improvement District

LEGISLATIVE CHANGES

The Comal Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, the Comal Appraisal District responds in a timely manner by updating all necessary records, forms and/or procedures.

PROPERTY TYPES

All property in the District's records are classified and assigned to one property category as established by the Comptroller's office. The following categories represents a summary of property types appraised by the District for the appraisal year of 2024:

| Category | Category Name |
|-----------------|---|
| A | Real Property: Single-Family Residential |
| B | Real Property: Multi-Family Residential |
| C | Real Property: Vacant Lots and Tracts |
| D1 | Real Property: Qualified Agricultural Land |
| D2 | Real Property: Improvements assoc. with agricultural land |
| E | Real Property: Land & Improvements not qualified for ag |
| F1 | Real Property: Commercial |
| F2 | Real Property: Industrial & Manufacturing |
| G | Oil, Gas, Minerals and other subsurface Interests |
| J | Real and Personal Property: Utilities |
| L1 | Personal Property: Commercial |
| L2 | Personal Property: Industrial & Manufacturing |
| M | Mobile Homes and Other Tangible Personal Property |
| O | Real Property: Residential Inventory |
| S | Special Inventory Tax |
| X | Totally Exempt Property |

APPRAISAL RESULTS

During the 2024 appraisal year, the appraisal staff utilized aerial imagery, as well as on-site inspections to ensure properties in Reappraisal Area 2 were classed correctly and improvements updated in the records. Cost schedules were reviewed, and market analysis were performed to validate appraisal values in each category.

The District aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Utility company hook-up reports
- Filed material/mechanics' liens
- Mobile home installation reports
- Septic tank permits
- Fee appraisals
- Public "word of mouth"
- Fire Marshal permits

- Advertisements and internet resources
- Sales letters
- Field discovery
- Aerial imagery

NEW CONSTRUCTION

New construction is defined as a vacant parcel with a new improvement. This data excludes any new construction on existing improved parcels.

| Appraisal Year | Residential | Multi Family | Commercial | Total |
|----------------|-------------|--------------|------------|-------|
| 2024 | 3,212 | 11 | 97 | 3,320 |
| 2023 | 4,824 | -2 | 118 | 4,940 |
| 2022 | 3,494 | 3 | 70 | 3,567 |
| 2021 | 3,028 | 6 | 46 | 3,080 |
| 2020 | 2,696 | 17 | 52 | 2,765 |
| 2019 | 2,088 | 20 | 56 | 2,162 |
| 2018 | 2,192 | 53 | 87 | 2,332 |
| 2017 | 1,879 | 38 | 50 | 1,967 |
| 2016 | 1,716 | 29 | 49 | 1,794 |

RATIO STUDY

The District measures the appraisal level and uniformity of properties through the use of an appraisal to sale ratio of arms-length sales. The appraisal to sales ratio (A/S) is calculated by dividing the appraised value by the sales price of the property. Appraisal level statistics include the calculation of the mean, median, aggregate (weighted) mean, and coefficient of dispersion (COD) of the appraisal to sales ratio of the sample population of qualified sales. A final ratio study was performed to summarize the overall relationship between appraised values and market values (sales). Below are the results of the final ratio study after the records were certified. Boerne and Wimberley ISD are within the District's jurisdiction. However, due to their low property count, their results do not appear below.

Residential Properties

| School District | Sale Date Range | Sales Sample | A/S Mean | A/S Median | Aggregate Mean | COD |
|-----------------|--------------------|--------------|----------|------------|----------------|--------|
| CISD | 1-1-23 to 12-31-23 | 2,539 | 0.9909 | 0.9932 | 0.9776 | 0.0927 |
| NBISD | 1-1-23 to 12-31-23 | 738 | 0.9927 | 0.9940 | 0.9738 | 0.0986 |

Multi-Family Properties

| School District | Sale Date Range | Sales Sample | A/S Mean | A/S Median | Aggregate Mean | COD |
|-----------------|--------------------|--------------|----------|------------|----------------|--------|
| CISD | 1-1-23 to 12-31-23 | 13 | 0.9867 | 1.0077 | 0.9828 | 0.0793 |
| NBISD | 1-1-23 to 12-31-23 | 8 | 1.0519 | 1.0068 | 1.0092 | 0.0318 |

Vacant Land

| School District | Sale Date Range | Sales Sample | A/S Mean | A/S Median | Aggregate Mean | COD |
|-----------------|--------------------|--------------|----------|------------|----------------|--------|
| CISD | 1-1-23 to 12-31-23 | 701 | 1.0418 | 1.0033 | 0.9969 | 0.1518 |
| NBISD | 1-1-23 to 12-31-23 | 39 | 1.0189 | 0.9898 | 1.0475 | 0.1763 |

Commercial Properties

| School District | Sale Date Range | Sales Sample | A/S Mean | A/S Median | Aggregate Mean | COD |
|-----------------|--------------------|--------------|----------|------------|----------------|--------|
| CISD | 1-1-23 to 12-31-23 | 14 | 1.0943 | 1.0610 | 0.8664 | 0.2563 |
| NBISD | 1-1-23 to 12-31-23 | 10 | 1.3114 | 0.9959 | 0.9855 | 0.5247 |

PERFORMANCE EVALUATION

On August 23, 2022, the Board of Directors approved the 2023 and 2024 Reappraisal Plan. The District was responsible for implementing the plan for reappraisal. A performance evaluation measures the degree to which the reappraisal objectives were accomplished for the specified appraisal year.

MASS APPRAISAL REPORT

The District is required to prepare a written mass appraisal report. The mass appraisal report must comply with USPAP Standard 6. The report is prepared by the Director of Operations and submitted to the Chief Appraiser for approval.

PREPARATION OF APPRAISAL ROLL

The Chief Appraiser prepared for the assessor of each county, municipality, and school district participating in the District an estimate of the taxable value of property in that taxing unit per Sec. 26.01 (e) of the Texas Property Tax Code. A letter was prepared for each of these taxing units along with the estimate of taxable value of property in that taxing unit. Valuation notices were mailed to property owners only after the above steps were completed. Real property notices were mailed on April 10, 2024. Business personal property notices were mailed on May 15, 2024.

CERTIFIED APPRAISAL ROLL

The following chart details the number of parcels, market value, and taxable value for the major categories in Comal County for the years 2020 thru 2024 as of certification.

| State Code | Description | 2024 | 2023 | 2022 | 2021 | 2020 |
|------------|---------------|------------------|------------------|------------------|------------------|------------------|
| A | Parcel Count | 72,165 | 69,821 | 65,221 | 60,852 | 57,109 |
| | Market Value | \$34,945,192,100 | \$33,626,555,987 | \$28,792,708,701 | \$19,117,354,592 | \$16,640,805,856 |
| | Taxable Value | \$23,277,548,978 | \$20,960,946,926 | \$17,833,024,517 | \$14,359,855,716 | \$12,580,649,797 |
| | % Change | 11.05% | 17.54% | 24.19% | 14.14% | 8.32% |
| B | Parcel Count | 992 | 981 | 983 | 965 | 957 |
| | Market Value | \$1,722,271,042 | \$1,455,347,700 | \$1,273,067,576 | \$1,062,369,749 | \$949,299,405 |
| | Taxable Value | \$1,699,825,018 | \$1,447,380,209 | \$1,267,564,421 | \$1,058,594,696 | \$946,085,130 |
| | % Change | 17.44% | 14.19% | 19.74% | 11.89% | 23.41% |
| C | Parcel Count | 19,249 | 19,645 | 20,561 | 21,786 | 21,650 |
| | Market Value | \$2,365,510,596 | \$2,433,301,175 | \$2,361,565,179 | \$1,390,971,527 | \$1,189,753,514 |
| | Taxable Value | \$2,274,834,725 | \$2,431,382,040 | \$2,359,812,063 | \$1,389,422,185 | \$1,188,265,513 |
| | % Change | -6.44% | 3.03% | 69.78% | 16.91% | 17.98% |
| D | Parcel Count | 5,602 | 5,646 | 5,677 | 5,568 | 5,665 |
| | Market Value | \$4,831,282,958 | \$4,736,684,065 | \$4,213,282,984 | \$2,852,990,267 | \$2,741,201,590 |
| | Taxable Value | \$48,237,427 | \$48,929,762 | \$43,176,059 | \$35,686,819 | \$34,523,436 |
| | % Change | -1.41% | 13.33% | 20.99% | 3.37% | 8.57% |
| E | Parcel Count | 2,751 | 2,995 | 2,771 | 2,811 | 2,784 |
| | Market Value | 1,700,375,975 | \$1,730,262,054 | \$1,553,751,661 | \$1,050,353,716 | \$969,885,343 |
| | Taxable Value | \$1,303,049,775 | \$1,296,099,034 | \$1,159,048,964 | \$869,042,646 | \$800,449,848 |
| | % Change | 0.54% | 11.82% | 33.37% | 8.57% | 13.94% |
| F | Parcel Count | 3,582 | 3,607 | 3,489 | 3,410 | 3,494 |
| | Market Value | \$6,256,034,894 | \$5,756,409,257 | \$5,366,876,956 | \$4,132,761,992 | \$4,097,586,223 |
| | Taxable Value | \$6,090,050.591 | \$5,745,448,395 | \$5,357,367,982 | \$4,124,405,391 | \$4,088,350,162 |
| | % Change | 6.00% | 7.24% | 29.89% | 0.89% | 19.28% |

| | | | | | | |
|---|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| G | Parcel Count | 6 | 6 | 6 | 6 | 6 |
| | Market Value | \$7,395,730 | \$7,395,730 | \$7,384,030 | \$6,789,850 | \$7,073,460 |
| | Taxable Value | \$7,395,730 | \$7,395,730 | \$7,384,030 | \$6,789,850 | \$7,073,640 |
| | % Change | 0.00% | 0.16% | 8.75% | -4.01% | 1,240,889.47% |
| J | Parcel Count | 513 | 613 | 604 | 579 | 539 |
| | Market Value | \$338,676,236 | \$305,822,377 | \$274,775,190 | \$236,820,106 | \$205,129,440 |
| | Taxable Value | \$335,470,410 | \$305,822,377 | \$274,775,190 | \$236,820,106 | \$205,240,110 |
| | % Change | 9.69% | 11.30% | 16.03% | 15.39% | 21.95% |
| L | Parcel Count | 5,845 | 5,603 | 5,543 | 5,805 | 5,780 |
| | Market Value | \$2,825,715,860 | \$2,639,595,435 | \$2,380,876,333 | \$2,163,606,161 | \$2,333,136,422 |
| | Taxable Value | \$2,602,336,237 | \$2,437,485,524 | \$2,188,325,958 | \$1,979,331,691 | \$1,932,943,068 |
| | % Change | 6.76% | 11.39% | 10.56% | 2.40% | 20.71% |
| M | Parcel Count | 2,510 | 2,514 | 2,523 | 2,225 | 2,094 |
| | Market Value | \$86,141,945 | \$71,194,956 | \$71,888,450 | \$64,262,226 | \$58,292,644 |
| | Taxable Value | \$68,281,600 | \$58,128,225 | \$58,969,074 | \$52,107,551 | \$46,501,561 |
| | % Change | 17.47% | -1.43% | 13.17% | 12.06% | 0.87% |
| O | Parcel Count | 3,722 | 4,211 | 2,902 | 2,556 | 3,057 |
| | Market Value | \$334,315,641 | \$363,661,182 | \$230,666,562 | \$159,617,927 | \$166,402,457 |
| | Taxable Value | \$327,285,155 | \$360,875,256 | \$230,026,411 | \$156,830,969 | \$164,630,198 |
| | % Change | -9.31% | 56.88% | 46.67% | -4.74% | 5.96% |
| S | Parcel Count | 114 | 109 | 112 | 110 | 109 |
| | Market Value | \$81,736,320 | \$83,940,350 | \$81,324,260 | \$69,041,770 | \$65,561,400 |
| | Taxable Value | \$81,736,320 | \$83,940,350 | \$81,324,260 | \$69,041,770 | \$65,561,400 |
| | % Change | -2.63% | 3.22% | 17.79% | 5.31% | 7.65% |
| X | Parcel Count | 2,234 | 2,216 | 2,222 | 2,029 | 1,983 |
| | Market Value | \$1,783,096,495 | \$1,619,784,545 | \$1,408,965,991 | \$1,185,060,173 | \$1,051,848,040 |
| | Taxable Value | \$0 | \$0 | \$0 | \$6,500 | \$0 |
| | % Change | 0% | 0% | -100% | 6,500% | 0.00% |

The market and taxable values to each taxing jurisdiction are listed below. The values recorded are as of July each year. Please note that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead applications.

| Jurisdiction | Description | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------------|---------------|------------------|------------------|------------------|------------------|------------------|
| COMAL COUNTY | Parcel Count | 115,327 | 112,914 | 108,898 | 105,186 | 101,725 |
| | Market Value | \$57,277,745,792 | \$54,829,954,813 | \$48,017,133,873 | \$33,492,000,056 | \$30,270,957,204 |
| | Taxable Value | \$38,116,051,964 | \$35,184,833,828 | \$30,860,798,928 | \$24,337,935,890 | \$22,060,232,710 |
| | % Change | 8.33% | 14.01% | 26.80% | 10.32% | 12.66% |
| COMAL COUNTY LATERAL ROAD | Parcel Count | 115,327 | 112,913 | 108,898 | 105,186 | 101,725 |
| | Market Value | \$57,277,745,792 | \$54,829,746,114 | \$48,017,133,873 | \$33,492,000,056 | \$30,270,957,204 |
| | Taxable Value | \$38,116,051,964 | \$35,104,772,288 | \$30,783,324,722 | \$24,267,039,113 | \$21,993,282,937 |
| | % Change | 8.58% | 14.04% | 26.85% | 10.34% | 12.70% |
| COMAL ISD | Parcel Count | 92,120 | 89,857 | 86,857 | 83,547 | 80,497 |
| | Market Value | \$45,175,592,867 | \$43,069,581,372 | \$37,698,102,386 | \$25,960,304,950 | \$23,560,890,326 |
| | Taxable Value | \$27,339,378,869 | \$25,100,557,472 | \$23,485,641,510 | \$18,616,656,986 | \$16,968,058,124 |
| | % Change | 8.92% | 6.88% | 26.15% | 9.72% | 14.37% |
| NEW BRAUNEFLS ISD | Parcel Count | 23,071 | 22,900 | 21,888 | 21,491 | 21,135 |
| | Market Value | \$11,780,870,804 | \$11,447,168,237 | \$10,017,619,307 | \$7,322,217,632 | \$6,684,533,367 |
| | Taxable Value | \$7,973,846,165 | 7,487,852,379 | \$7,155,312,731 | \$5,774,529,300 | \$5,345,522,519 |
| | % Change | 6.49% | 4.65% | 23.91% | 8.03% | 13.36% |
| BOERNE ISD | Parcel Count | 475 | 480 | 482 | 476 | 422 |
| | Market Value | \$306,003,735 | \$305,747,605 | \$287,981,005 | \$197,164,532 | \$183,567,604 |
| | Taxable Value | 218,203,532 | \$208,843,477 | \$200,070,662 | \$164,074,913 | \$150,105,670 |
| | % Change | 4.48% | 4.38% | 21.94% | 9.31% | 6.68% |
| WIMBERLEY ISD | Parcel Count | 10 | 11 | 11 | 10 | 10 |
| | Market Value | \$4,599,660 | \$4,656,370 | \$4,587,520 | \$2,306,379 | \$2,255,169 |

| | | | | | | |
|--------------------|---------------|------------------|------------------|------------------|------------------|------------------|
| | Taxable Value | \$3,429,638 | \$3,175,925 | \$3,224,212 | \$2,011,100 | \$1,920,639 |
| | % Change | 7.99% | -1.50% | 60.32% | 4.71% | 8.50% |
| BULVERDE CITY | Parcel Count | 4,782 | 4,782 | 4,680 | 4,337 | 3,826 |
| | Market Value | \$2,368,110,026 | \$2,227,060,288 | \$1,941,707,204 | \$1,326,102,592 | \$1,177,944,706 |
| | Taxable Value | \$1,860,975,234 | \$1,736,669,131 | \$1,527,109,693 | \$1,143,110,122 | \$997,748,912 |
| | % Change | 7.16% | 13.72% | 33.59% | 14.57% | 13.13% |
| GARDEN RIGDE CITY | Parcel Count | 2,066 | 2,068 | 2,080 | 2,080 | 2,076 |
| | Market Value | \$1,454,290,849 | \$1,514,334,369 | \$1,359,032,745 | \$1,055,107,946 | \$946,127,893 |
| | Taxable Value | \$1,070,385,685 | \$1,037,314,576 | \$951,480,844 | \$845,041,719 | \$792,813,863 |
| | % Change | 3.19% | 9.02% | 12.60% | 6.59% | 4.51% |
| NEW BRAUNFELS CITY | Parcel Count | 33,694 | 33,151 | 32,558 | 31,510 | 30,686 |
| | Market Value | \$16,721,575,894 | \$16,045,899,455 | \$14,430,996,208 | \$10,838,506,307 | \$10,006,238,207 |
| | Taxable Value | \$12,918,827,102 | \$12,156,370,356 | \$10,927,331,577 | \$8,850,119,953 | \$8,263,300,115 |
| | % Change | 6.27% | 11.25% | 19.01% | 7.10% | 15.73% |
| FAIR OAKS CITY | Parcel Count | 873 | 882 | 882 | 877 | 773 |
| | Market Value | \$495,075,807 | \$497,012,054 | \$457,630,053 | \$317,180,853 | \$282,290,675 |
| | Taxable Value | \$379,230,569 | \$363,190,122 | \$320,117,484 | \$264,614,691 | \$232,218,089 |
| | % Change | 4.42% | 13.46% | 20.97% | 13.95% | 8.14% |
| SCHERTZ CITY | Parcel Count | 1,346 | 1,332 | 1,342 | 1,307 | 1,313 |
| | Market Value | \$1,767,668,969 | \$1,748,913,207 | \$1,585,609,316 | \$1,223,127,695 | \$1,246,529,782 |
| | Taxable Value | \$1,454,126,799 | \$1,397,748,562 | \$1,248,753,951 | \$979,086,684 | \$1,004,787,434 |
| | % Change | 4.03% | 11.93% | 27.54% | -2.56% | 8.54% |
| SPRING BRANCH CITY | Parcel Count | 426 | 428 | 425 | 423 | 417 |
| | Market Value | \$166,775,881 | \$161,310,526 | \$149,854,822 | \$110,154,484 | \$95,494,118 |
| | Taxable Value | \$104,846,505 | \$99,061,372 | \$88,640,622 | \$67,825,452 | \$59,130,123 |
| | % Change | 5.84% | 11.76% | 30.69% | 14.71% | 20.99% |

| | | | | | | |
|------------------------|---------------|------------------|------------------|------------------|-----------------|-----------------|
| SELMA CITY | Parcel Count | 78 | 75 | 76 | 76 | 73 |
| | Market Value | \$320,581,910 | \$267,745,037 | \$224,213,298 | \$197,962,542 | \$195,019,079 |
| | Taxable Value | \$312,833,625 | \$261,868,968 | \$216,338,578 | \$153,007,464 | \$189,945,079 |
| | % Change | 19.46% | 21.05% | 41.39% | -19.45% | 139.04% |
| EMERGENCY SERV DIST #1 | Parcel Count | 29,327 | 28,902 | 27,590 | 25,986 | 24,669 |
| | Market Value | \$13,441,260,048 | \$12,801,946,718 | \$11,029,195,793 | \$7,249,754,093 | \$6,347,379,210 |
| | Taxable Value | \$9,710,656,419 | \$8,872,402,252 | \$7,641,507,138 | \$5,788,439,748 | \$5,012,119,198 |
| | % Change | 9.45% | 16.11% | 32.01% | 15.49% | 10.50% |
| EMERGENCY SERV DIST 2 | Parcel Count | 34,079 | 33,641 | 33,193 | 32,820 | 32,304 |
| | Market Value | \$13,533,921,943 | \$13,077,975,821 | \$11,204,478,855 | \$6,932,129,322 | \$6,163,719,295 |
| | Taxable Value | \$10,212,241,180 | \$9,551,984,744 | \$8,198,319,973 | \$5,836,845,502 | \$5,145,427,685 |
| | % Change | 6.91% | 16.51% | 40.46% | 13.44% | 10.75% |
| EMERGENCY SERV DIST 3 | Parcel Count | 34,079 | 33,640 | 33,193 | 32,820 | 32,304 |
| | Market Value | \$13,533,892,493 | \$13,077,940,131 | \$11,204,465,525 | \$6,932,168,232 | \$6,163,719,295 |
| | Taxable Value | \$10,212,210,830 | \$9,551,951,594 | \$8,198,307,853 | \$5,836,884,412 | \$5,145,427,985 |
| | % Change | 6.91% | 16.51% | 40.46% | 13.44% | 15.26% |
| EMERGENCY SERV DIST 4 | Parcel Count | 16,229 | 16,111 | 15,998 | 15,744 | 15,752 |
| | Market Value | \$7,093,606,753 | \$6,909,587,737 | \$6,033,093,119 | \$4,024,597,339 | \$3,585,379,461 |
| | Taxable Value | \$5,157,616,462 | \$4,726,603,709 | \$4,175,967,516 | \$3,230,702,027 | \$2,881,070,318 |
| | % Change | 9.12% | 13.19% | 29.26% | 12.14% | 9.30% |
| EMERGENCY SERV DIST 5 | Parcel Count | 13,252 | 12,942 | 11,745 | 10,095 | 9,050 |
| | Market Value | \$6,348,940,076 | \$5,892,316,610 | \$4,996,508,174 | \$3,034,280,005 | \$2,762,507,642 |
| | Taxable Value | \$4,503,438,566 | \$4,099,046,247 | \$3,421,955,381 | \$2,384,510,473 | \$2,115,513,348 |
| | % Change | 9.87% | 19.79% | 43.51% | 12.72% | 12.18% |
| EMERGENCY SERV DIST 6 | Parcel Count | 6,531 | 6,481 | 6,440 | 6,416 | 6,417 |
| | Market Value | \$4,821,260,551 | \$4,768,364,057 | \$4,268,956,173 | \$3,146,373,831 | \$2,833,635,080 |

| | | | | | | |
|-----------------------|---------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| | Taxable Value | \$3,218,050,135 | \$3,002,069,258 | \$2,719,770,317 | \$2,288,323,853 | \$2,097,278,682 |
| | % Change | 7.19% | 10.38% | 18.85% | 9.11% | 6.21% |
| EMERGENCY SERV DIST 7 | Parcel Count | 10,502 | 9,515 | 7,876 | 7,130 | 6,409 |
| | Market Value | \$6,348,102,572 | \$5,798,846,784 | \$4,950,779,689 | \$3,566,555,317 | \$3,173,053,862 |
| | Taxable Value | \$4,846,272,227 | \$4,304,583,522 | \$3,669,338,506 | \$2,878,728,027 | \$2,573,795,289 |
| | % Change | 12.58% | 17.31% | 27.46% | 11.85% | 10.15% |
| YORK CRK IMP DIST | Parcel Count | 3,186 | 2,677 | 2,225 | 1,863 | 1,364 |
| | Market Value | \$2,016,441,078 | \$1,794,301,429 | \$1,482,832,295 | \$1,069,706,597 | \$1,017,069,311 |
| | Taxable Value | \$1,595,564,752 | \$1,377,566,552 | \$1,130,263,925 | \$870,449,374 | \$819,165,777 |
| | % Change | 15.82% | 21.88% | 29.85% | 6.26% | 18.17% |
| JOHNSON RANCH MUD | Parcel Count | 1,019 | 1,016 | 954 | 891 | 892 |
| | Market Value | \$467,191,536 | \$461,575,469 | \$379,730,140 | \$276,581,431 | \$235,104,361 |
| | Taxable Value | \$374,272,559 | \$364,674,011 | 300,294,445 | \$227,178,371 | \$197,926,997 |
| | % Change | 2.63% | 21.44% | 32.18% | 14.78% | 11.53% |
| CCWCID6 | Parcel Count | 2,948 | 2,624 | 2,216 | 1,609 | 1,117 |
| | Market Value | \$903,053,910 | \$827,361,450 | \$715,720,879 | \$446,053,932 | \$305,168,168,099 |
| | Taxable Value | \$786,593,373 | \$720,517,982 | \$649,777,504 | \$421,046,782 | \$289,410,192 |
| | % Change | 9.17% | 10.89% | 54.32% | 45.48% | 55.31% |
| CCWD1A | Parcel Count | 1,147 | 1,144 | 671 | 586 | 394 |
| | Market Value | \$467,195,664 | \$373,376,290 | \$227,499,274 | \$120,013,490 | \$55,784,511 |
| | Taxable Value | \$394,467,311 | \$312,776,235 | \$198,604,306 | \$90,409,285 | \$38,005,492 |
| | % Change | 26.12% | 57.49% | 119.67% | 137.88% | 319.23% |
| CCWD1B | Parcel Count | 14 | 15 | 18 | 11 | 7 |
| | Market Value | \$59,881,064 | \$39,289,168 | \$42,997,768 | \$30,014,124 | \$42,770,680 |
| | Taxable Value | \$26,535,522 | \$2,000,273 | \$15,761,677 | \$251,266 | \$163,631 |
| | % Change | 1,226.60% | -87.31% | 6,172.90% | 53.56% | 33.36% |

| | | | | | | |
|-----------------|---------------|---------------|---------------|---------------|---------------|--------------|
| CCWD1C | Parcel Count | 10 | 8 | 7 | 4 | - |
| | Market Value | \$31,649,636 | \$25,252,562 | \$18,956,509 | \$16,308,092 | - |
| | Taxable Value | \$2,018,776 | \$2,017,193 | \$2,087,104 | \$25,829 | - |
| | % Change | 0.08% | -3.35% | 7,908.05% | 0.00% | - |
| CCWD1D | Parcel Count | 123 | 122 | 7 | 4 | - |
| | Market Value | \$80,059,630 | \$61,750,960 | \$22,541,189 | \$18,328,986 | - |
| | Taxable Value | \$31,635,935 | \$22,076,971 | \$10,078,410 | \$47,314 | - |
| | % Change | 43.30% | 119.05% | 21,201.12% | 0.00% | - |
| CCWD1E | Parcel Count | 3 | 3 | 2 | 1 | - |
| | Market Value | \$13,146,028 | \$13,145,917 | \$10,755,133 | \$4,441,855 | - |
| | Taxable Value | \$46,454 | \$44,062 | \$42,199 | \$39,866 | - |
| | % Change | 5.43% | 4.41% | 5.85% | 0.00% | - |
| CCWD1F | Parcel Count | 5 | 3 | 2 | 1 | - |
| | Market Value | \$5,725,382 | \$4,879,513 | \$5,056,907 | \$2,053,985 | - |
| | Taxable Value | \$2,473,016 | \$19,798 | \$19,571 | \$18,434 | - |
| | % Change | 12,391.24% | 1.16% | 6.17% | 0.00% | - |
| CCWD Master | Parcel Count | 10 | 10 | 7 | 7 | 1 |
| | Market Value | \$43,923,569 | \$25,904,249 | \$16,222,033 | \$12,865,034 | \$1,135,858 |
| | Taxable Value | \$32,068 | \$520,614 | \$190,178 | \$1,412,949 | \$5,284 |
| | % Change | -93.84% | 173.75% | -86.54% | 26,640.14% | 26.20% |
| MEYER RANCH MUD | Parcel Count | 1,257 | 1,012 | 766 | 589 | 384 |
| | Market Value | \$362,630,466 | \$299,507,584 | \$187,295,816 | \$101,844,920 | \$47,453,836 |
| | Taxable Value | \$315,207,044 | \$261,597,335 | \$164,651,128 | \$96,294,837 | \$40,550,744 |
| | % Change | 20.49% | 58.88% | 70.99% | 137.47% | 115.81% |
| WCLD | Parcel Count | 119 | 120 | 118 | 117 | - |
| | Market Value | \$222,828,208 | \$192,984,374 | \$160,581,347 | \$136,205,309 | - |

| | | | | | | |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---|
| | Taxable Value | \$157,841,916 | \$147,765,307 | \$126,828,156 | \$111,467,286 | - |
| | % Change | 6.82% | 16.51% | 13.78% | 0.00% | - |
| CANYON RANCH MUD | Parcel Count | 4 | 4 | 3 | - | - |
| | Market Value | \$7,846,020 | \$6,265,709 | \$5,933,370 | - | - |
| | Taxable Value | \$7,818,312 | \$831,270 | \$65,950 | - | - |
| | % Change | 840.53% | 1,160.45% | 0.00% | - | - |
| CCWCID3 | Parcel Count | 6 | 3 | 6 | - | - |
| | Market Value | \$512,765 | \$15,859,330 | \$25,950,134 | - | - |
| | Taxable Value | \$61,084 | \$88,100 | \$3,648,077 | - | - |
| | % Change | -30.67% | -97.59% | 0.00% | - | - |
| CCWCID3A | Parcel Count | 424 | - | - | - | - |
| | Market Value | \$54,899,682 | - | - | - | - |
| | Taxable Value | \$48,289,529 | - | - | - | - |
| | % Change | - | - | - | - | - |
| CENTRAL COMAL COUNTY MUD 1 | Parcel Count | 5 | - | - | - | - |
| | Market Value | \$9,567,440 | - | - | - | - |
| | Taxable Value | \$327,810 | - | - | - | - |
| | % Change | - | - | - | - | - |
| FLYING W MUD | Parcel Count | 2 | - | - | - | - |
| | Market Value | \$10,516,170 | - | - | - | - |
| | Taxable Value | \$1,032,050 | - | - | - | - |
| | % Change | - | - | - | - | - |
| KYNDWOOD MUD | Parcel Count | 3 | - | - | - | - |
| | Market Value | \$10,129,483 | - | - | - | - |
| | Taxable Value | \$10,129,483 | - | - | - | - |
| | % Change | - | - | - | - | - |

| | | | | | | |
|------------------|------------------|-------------|---|---|---|---|
| SKY RANCH MUD | Parcel Count | 1 | - | - | - | - |
| | Market Value | \$2,989,375 | - | - | - | - |
| | Taxable Value | \$2,989,375 | - | - | - | - |
| | % Change | - | - | - | - | - |

EXEMPTIONS

The District is responsible for the administration of exemptions to eligible property owners. An exemption reduces taxable value on a property, which in turn decreases the property owner's tax burden.

| Exemption Type | Description | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------|---------------------|---------------|---------------|---------------|---------------|---------------|
| Absolute | # New Exemptions | 84 | 101 | 529 | 81 | 68 |
| | Total Value Loss | \$10,463,176 | \$7,857,228 | \$2,701,763 | \$11,234,300 | \$6,842,350 |
| Partial | # New Exemptions | 3,718 | 4,577 | 7,118 | 4,266 | 4,532 |
| | Total Value Loss | \$263,184,579 | \$363,521,134 | \$537,500,712 | \$289,565,781 | \$260,656,882 |

| Homestead Exemptions | 2024 | 2023 | 2022 | 2021 | 2020 |
|-----------------------|-----------|-----------|-----------|-----------|-----------|
| Count | 52,280 | 49,165 | 45,881 | 41,599 | 39,454 |
| Average Market Value | 527,435 | \$536,213 | \$488,822 | \$348,875 | \$323,138 |
| Average Taxable Value | \$365,602 | \$328,924 | \$293,389 | \$275,796 | \$256,764 |

APPEAL PROCESS

The appeal process relies on the results from the valuation process, property characteristics, ratio studies and sales reports. Informal hearings are not mandated by the Texas Property Tax Code; however, it is the District's policy to offer informal meetings to all property owners prior to their scheduled formal hearing. Although the informal meetings are a courtesy extended to property owners, the District considers informal meetings as an opportunity to communicate with property owners, verify records and identify any areas of the appraisal record which may require further review. The District recognizes that informal meetings exist for both the benefit of the public

and the District. A protest that cannot be settled at an informal meeting will proceed to a scheduled hearing with the Appraisal Review Board.

The following chart details the number of protests for the major categories in Comal County for the years 2020 thru 2024, as of certification.

| State Code | 2024 | 2023 | 2022 | 2021 | 2020 |
|--------------|---------------|---------------|---------------|---------------|---------------|
| A | 13,546 | 13,785 | 16,050 | 7,494 | 5,727 |
| B | 613 | 528 | 507 | 358 | 318 |
| C | 3,902 | 4,753 | 5,773 | 2,978 | 2,566 |
| D | 719 | 871 | 1,052 | 490 | 670 |
| E | 704 | 793 | 996 | 541 | 590 |
| F | 2,227 | 2,226 | 2,400 | 1,843 | 1,859 |
| J | 255 | 203 | 350 | 311 | 256 |
| L | 696 | 671 | 614 | 747 | 829 |
| M | 204 | 132 | 131 | 75 | 64 |
| O | 3,325 | 3,924 | 2,432 | 2297 | 2,357 |
| Other | 17 | 0 | 27 | 4 | 21 |
| Total | 26,208 | 27,886 | 30,332 | 17,139 | 15,257 |

The following chart demonstrates the outcome of the protests for the years 2020 thru 2024. Online protests for qualifying properties became available in 2013.

| Resolution | 2024 | 2023 | 2022 | 2021 | 2020 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|
| Cancelled / Withdrawn | 940 | 1,062 | 1,216 | 1,177 | 463 |
| Settled online | 603 | 1,292 | 1,133 | 1,575 | 1,130 |
| Settled Informally | 11,902 | 9,262 | 10,221 | 8,437 | 4,452 |
| Top line | 5,085 | 3,256 | 4,102 | 1,594 | - |
| ARB decision | 1,018 | 867 | 1,895 | 1,811 | 844 |
| No Show | 1,522 | 1,001 | 2,118 | 1,711 | 214 |
| Pending | 5,114 | 11,203 | 9,647 | 834 | 8,154 |
| Total | 26,184 | 27,943 | 30,332 | 17,139 | 15,257 |

Telephonic formal hearings were introduced in 2018. The following reflects the results for these types of hearings for 2020 thru 2024.

| Telephone Hearing Requests | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|--------------|--------------|--------------|------------|------------|
| Filed by agents | 1,605 | 3,337 | 2,418 | 147 | 82 |
| Filed by owners | 665 | 656 | 870 | 406 | 333 |
| Total telephone hearing requests | 2,270 | 3,993 | 3,288 | 553 | 415 |

Video Conference (Zoom) formal hearings were introduced in 2022. The following reflects the results for these types of hearings for 2022 thru 2024.

| Video Conference Hearing Requests | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|-------------|-------------|
| Filed by agents | 1,215 | 1,524 | 441 | - | - |
| Filed by owners | 282 | 213 | 321 | - | - |
| Total Zoom hearing requests | 1,497 | 1,737 | 762 | - | - |

FINAL PERFORMANCE ANALYSIS

According to Chapter 5 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts a biannual Property Value Study (PVS) of each Texas school district and each appraisal district. The Comal Appraisal District undergoes a property value study on odd numbered years. The most recent study was for 2023, and the final results of that study have been published and are detailed below.

| 2023 PVS Overall Category Ratio (Final Results) | | |
|--|--------------------------|----------------------------------|
| 046/Comal County | 046-902/Comal ISD | 046-901/New Braunfels ISD |
| Category A | 0.9954 | 0.9868 |
| Category B | 0.9808 | 0.9567 |
| Category C | 1.0263 | Not Tested |
| Category E | 1.0240 | Not Tested |
| Category F | 1.0079 | 1.0094 |
| Category L | 0.9689 | Not Tested |
| Local Value | \$34,407,765,855 | \$8,675,832,365 |
| State Value | \$34,545,615,514 | \$8,777,091,279 |
| Ratio | 0.9960 | 0.9885 |

The Property Tax and Assistance Division of the Comptroller's Office conducts a biannual review of the District's compliance with governance, taxpayer assistance, operating procedures, and appraisal standards. This review is called the Methods and Assistance Program (MAP) Review. The 2024 preliminary results for the Comal Appraisal District are detailed below:

| Mandatory Requirements | | Pass/Fail |
|--|--|------------------|
| 1. | Does the appraisal district board of directors, through the chief appraiser, ensure that the appraisal district budget is prepared and followed according to Tax Code chapter 6? | Pass |
| 2. | Do property inspections match appraisal district records? | Pass |
| 3. | Does the appraisal district have written procedures for appraisal? | Pass |
| 4. | Are values reproducible using the written procedures and appraisal records? | Pass |
| 5. | Were all appraisal district documents requested by PTAD made available to the reviewer by the required date? | Pass |
| Appraisal District Activity | | Rating |
| Governance | | Meets All |
| Taxpayer Assistance | | Meets All |
| 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

After the release of the preliminary results, the District is able to cure any matter that came up during the MAP review. The District as of this report has cured all matters that were brought up during the review and when final results are published the District will have a perfect score passing all mandatory requirements with a 100 score and “Meets All” on Appraisal District Activity.

FINANCIAL RESULTS

The following chart demonstrates the District’s cost per parcel between the years 2020 and 2024.

| Appraisal Year | # of Parcels | Map Tier | Annual Budget | Cost Per Parcel |
|-----------------------|---------------------|-----------------|----------------------|------------------------|
| 2024 | 115,327 | 2 | \$5,597,330 | \$48.53 |
| 2023 | 112,914 | 2 | \$5,351,106 | \$47.39 |
| 2022 | 108,898 | 2 | \$4,651,279 | \$42.71 |

| | | | | |
|------|---------|---|-------------|---------|
| 2021 | 105,186 | 2 | \$4,104,308 | \$39.02 |
| 2020 | 101,725 | 2 | \$3,749,467 | \$36.86 |

TAXPAYER ASSISTANCE RESULTS

The Comal Appraisal District is dedicated to serving the public's needs and increasing the community's knowledge of the Texas Property Tax System. The Comal Appraisal District has taken measures to increase public awareness of the appraisal process by increasing the type and amount of information available to the public. We have revamped the Appraisal District's web site to include; frequently asked questions, how your home was appraised, and the inclusion of the District's budget, reappraisal plan, annual report, and the Texas Comptroller's evaluations (Property Value Study and Method and Assistance Program) of the District. Administration has also conducted workshops and presentations on procedures to protest property values, types of exemptions, and special-use valuations eligibility requirements.

The District offers comment cards as a mechanism for the public's input on their experience. The customer comment cards allow the public to rate our office on its display of courtesy, professionalism, and service on a scale: Very Good, Good, Fair, and Poor.

The District does house the Taxpayer Liaison Officer (TLO) on site at the Appraisal District. The TLO is employed by the Board of Directors to assist taxpayers in matters regarding the District and the Appraisal Review Board.

CERTIFICATION

This report was prepared by Tanner Jones, Director of Operations, on October 8, 2024.