

Bexar Appraisal District San Antonio, Texas

Annual Comprehensive
Financial Report

For the Fiscal Year Ended
December 31, 2022



Prepared by:
Bexar Appraisal District
Finance Department



Bexar Appraisal District
 San Antonio, Texas
 Annual Comprehensive Financial Report
 For the Fiscal Year Ended December 31, 2022
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Introductory Section





BEXAR APPRAISAL DISTRICT

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BOARD OF DIRECTORS

CHERI BYROM -
Chair

TRISH DEBERRY
Vice-Chair

JON FISHER
Secretary

ADRIANA ROCHA GARCIA -
Councilwoman, District 4

DAVE GANNON

ALBERT URESTI, MPA

OFFICE OF THE CHIEF APPRAISER

June 8, 2023

Presiding Officer of Bexar County Taxing Units
and Members of the Board of Directors
Bexar Appraisal District

The Annual Comprehensive Financial Report of the Bexar Appraisal District (District) for the year ended December 31, 2022, is hereby submitted. This report has been prepared pursuant to Section 6.063, Texas Tax Code, which requires an audit of the financial affairs of an appraisal district by an independent certified public accountant.

THE REPORT

In 1999, the Governmental Accounting Standards Board issued GASB Statement No. 34, Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments. This statement establishes new requirements for the annual financial reports of state and local governments. It was developed to provide additional information about the fiscal health of the government and to make the annual reports more comprehensive and easier to understand and use. GASB Statement No. 34 requires that governments comparable to the district implement the new reporting model by fiscal year 2003.

This report consists of management’s representations concerning the finances of the district. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the district has established a comprehensive internal control framework that is designed to both protect the district’s assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the district’s financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the district’s comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The independent certified public accounting firm of Weaver has audited the financial statements and related notes. The goal of the independent audit was to provide reasonable assurance that the district's financial statements for the fiscal year ended December 31, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the district's financial statements for the fiscal year ended December 31, 2022, are fairly presented in conformity with GAAP. The independent auditors report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. Bexar Appraisal District's MD&A can be found immediately following the report of the independent auditors.

THE DISTRICT AND ITS SERVICES

The Bexar Appraisal District is a political subdivision of the State of Texas established in 1980, following the codification of property tax laws by the 66th Texas Legislature in 1979. The 1979 codification established one appraisal district in each of the state's 254 counties for the purpose of discovering and appraising property for ad valorem tax purposes for each tax unit within the boundaries of that appraisal district. The District, the fourth largest in the state, serves 69 taxing units.

Board of Directors

The District is governed by a five-member board of directors. Five directors are appointed by the taxing units within the county. The sixth member is the county tax assessor-collector and serves as a nonvoting director if not appointed by the taxing units.

The board of directors has policy-making authority; appoints the chief appraiser who is administrator of the district, the taxpayer liaison officer, and the officers of the appraisal review board; has primary responsibility for fiscal matters, including approval of major contracts; selection of auditors; and adoption of the annual budget.

Purpose

The primary purpose and responsibility of the district is to provide to the taxing units and property owners within its boundaries fair and equitable appraisal of property subject to ad valorem taxation.

In Texas, property tax is the primary source of funding for local governmental units (school districts, cities, counties, junior college districts, and other special districts). Property taxes pay much of the cost of public schools, police and fire protection, courts, health services, streets, water and sewage, parks, and most other local government activities. The Bexar Appraisal District does not determine how much each of these local governments will spend to provide services, nor does it set their tax rates. Each local government adopts its own budget, then sets a tax rate that will generate the amount of money required to pay for its services. The district provides each local government with a list of its taxable property, together with the January 1st value of each property and appropriate exemptions. The appraisals serve to allocate the tax burden among all property owners on an equitable basis, based upon market value.

Departmental Functions

The Office of the Chief Appraiser is primarily responsible for the overall planning, organizing, staffing, and controlling district operations as required by the Texas Property Tax Code. The Customer Information and Assistance Department provides support functions relating to exemptions and customer service to property owners and also coordinates all hearings, maintains records of those hearings, organizes the mailing of property notices to taxpayers, and coordinates postal services. The Residential, Commercial, and Personal Property Departments are responsible for the valuation of all property accounts. The Information Systems Department maintains the district's data processing facility, local area networks, software applications, and records management. The Geographical Information Systems Department is responsible for the mapping function and deed maintenance for all properties within the district. The Executive Services Department is responsible for the business support functions including human resources, budget, finance, employee benefits, purchasing, fixed assets, facilities, and litigation coordination.

Budget

The district uses a detailed line item budget. Department managers submit their budget recommendations to the chief appraiser in March. Section 6.06 of the Texas Property Tax Code requires the chief appraiser to formulate his proposed budget and submit it to the board of directors and presiding officers of the taxing units prior to June 15. The statute also provides that the board of directors publish a ¼ page advertisement on the budget, conduct a public hearing, and finally adopt a budget before September 15. Texas law also provides that each of the 69 taxing units entitled to vote on the appointment of board members be required to maintain a copy of the proposed budget for public inspection at its principal administrative office.

The taxing units participating in the appraisal district fund the district. The annual allocation to the taxing units is based upon the proportion of each taxing unit's property tax levy bears to the sum of the tax levies of all participating taxing units. Taxing units pay their share quarterly with the first quarter due by December 31 of the year before the budget takes effect. The taxing units paid approximately 0.45% of their property tax levy for appraisal district services in 2022.

The chief appraiser may transfer budgeted amounts among departments or line items; however, supplemental appropriations require the approval of the board of directors and notification to the taxing units. Actual expenditures may not legally exceed appropriations at the fund level.

The board of directors adopted a 2022 expenditure budget of \$20,238,268 on August 31, 2021. This amount represented a 7.41% increase from the 2021 budget. Taxing unit funding increased from \$18,793,892 to \$20,190,268 for 2022.

MAJOR ACTIVITIES DURING 2022 AND FORECAST FOR 2023

Appraisal Roll Certification

The District’s activities for the previous twelve months led up to the major event of certification of the appraisal roll. The appraisal roll was initially certified on July 25, 2022 with 7.79% of the value in the District remaining under protest. State law requires that districts of our size may certify the appraisal roll if not more than 10% of the total value remain in unresolved protests at the time the records are approved. The market value for properties within the Bexar Appraisal District’s jurisdiction, totaled \$271,862,361,356 resulting in a 21.15% increase over the 2021 roll.

Comparison of Appraised Values to Previous Years

BEXAR APPRAISAL DISTRICT APPRAISED VALUES				
2022		2021		
Number of Accounts	Market Value	Number of Accounts	Market Value	
737,850	\$271,862,361,356	721,056	\$224,401,007,356	

Source: Bexar Appraisal District 2022 and 2021 Certified Totals Report (internal)

Note: For land which is granted productivity valuation, the appraised value of the parcel is based upon the agricultural production capacity of the land. The market value of agricultural land is included in the total market value of the jurisdiction. The actual number of parcels appraised by the District can be more than the number of accounts listed above due to the entity apportionment of certain properties.

2022 ECONOMIC CONDITION AND OUTLOOK

RESIDENTIAL REAL ESTATE MARKET

The residential real estate market saw 2022 to be a year of transition. A pandemic induced housing boom became a focal point of inflationary activity, which the Federal Reserve had strict intentions to tame in order to re-normalize markets. The year started as a continuation of strong buyer demand armed with low interest rates competing on extremely low inventory levels. Bidding wars continued in many markets escalating the upward pressure on already record high price growth. By the end of the first quarter the Federal Open Market Committee began to intervene by initiating the first of seven consecutive rate hikes of the year in their efforts to curb a rate of inflation not seen since the 1970’s. Soon following in the second quarter consumer sentiment began to shift. Market participants began to consider the impact of higher

borrowing costs, in addition to higher prices, and a new threat of recession. By mid-year, prices had peaked and sales volume was in decline. Both buyers and sellers moved to the sidelines as mortgage rates rapidly increased through the third and fourth quarter. By the end of October, the 30-year fixed rate average had reached a twenty-year high when it eclipsed 7% for the first time since 2002. The year ended with sales volume retreating to pre-pandemic levels and price appreciation decelerating from mid-year highs.

For the local market area, the San Antonio Board of Realtors (SABOR) housing market research and statistics for 2022 reported that home sales totaled 36,477, and that the average and median sale prices were recorded as \$379,722 and \$323,000 respectively. This represents a 10 percent decrease in sales volume while the average and median price for homes sold increased 12 percent and 13 percent respectively. Home sales price distribution for 2022 indicates that 19.8 percent of the homes sold were priced under \$200,000, 70.6 percent of the homes sold were in the \$200,000 to \$499,999 category; and 9.6 percent accounted for those homes priced over \$500,000. There has been a notable shift in price distribution as seen by the decline of the percentage of homes sold under \$200,000. In ten years, it has gone from representing over 75 percent of homes sold to now under 20 percent of homes sold in 2022. Much has been attributed to such factors as the population boom in Texas driving up demand for housing, a lack of new construction to meet the growing demand, and a resistance to increasing density. Price affordability will remain a top concern for our area, as San Antonio is typically known as being more moderate than the other major counties in the state.

New home construction was similarly impacted in 2022. It too lost momentum over the course of the year ceding to inflationary pressures, rising interest rates and changing market sentiment. Single-Family housing starts ended the year down more than 10 percent, marking the first annual decline since 2011, according to data from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. As higher mortgage rates and elevated new home prices sidelined buyers, builder sentiment experienced 12 straight months of decline as they grappled with the effects of an inflation fighting Federal Reserve focused on normalizing markets. Locally, the Texas Real Estate Research Center reports that new single-family home permits for the San Antonio metro decreased 27 percent year over year to 10,173. And while volume retracted, the average value per dwelling unit went from \$236,500 to \$249,600 representing a year over year increase of 5.5 percent. Price pressures that are impacting affordability persisted as builders reported that they continued to struggle with pandemic-related supply disruptions, increased material prices and skilled labor constraints. Development activity continues to favor the western and eastern portions of the county where land (lot inventory) is more readily available. However, there is increased activity seen growing in the southern portion of the county as the demand for space spills over and the area benefits from significant reinvestment efforts.

Looking forward, a looming recession remains part of the outlook for the broader economy as the Federal Reserve continues its work to slow inflation and geopolitical concerns over Russia and China persist. Inflation remains “sticky” as some economist would say. Data from the U.S. Bureau of Labor Statistics suggests that inflation peaked last summer as it surpassed a rate of 9 percent in June, then steadily retracted down to 6.5 percent by December. While certain commodity prices have come down, reports of structural inflation remain. Early 2023 economic data from the commerce department suggests that the economy is exhibiting strength to start the new year. Gross Domestic Product (GDP) is reported to have increased at a 2.7 percent annual rate in the prior fourth quarter. Hiring has accelerated in January, and the unemployment rate fell to a 53-year low. Retail sales also increased 3 percent in January while business activity ticked up in February. Typically, this is regarded as positive news. However, the central bank will view this as a continuation of the overheated market its working to normalize, and will continue to raise rates to fight inflation in order to slow the economy through tighter financial conditions that curb demand. Expectations are that the broader economy will decelerate through 2023 and possibly retract. As for

geopolitical concerns, the Russia invasion of Ukraine has led to an economic and military standoff between the West and Russia. Escalation between NATO and Russia remains a risk. And the structural tensions between U.S. and China poses elevated risk for future conflict. While the Fed's fight against inflation is what's believed to be the catalyst for a future recession, one should not dismiss the impact geopolitical issues may play in future economic activity.

Locally, the San Antonio metro real estate area housing outlook is optimistic despite the headwinds of the broader economy. The area continues to rank favorably in the top categories of job creation, building activity, housing market and population growth. It's been identified as one of the top 10 markets to watch in 2023, according to an annual outlook report from the National Association of Realtors (NAR). The area is noted for its affordability both nationally and with competing real estate markets within the state, has a growing tech workforce and is expected by NAR to outperform in 2023. Interest rates will remain elevated throughout the year curbing demand. Moderating demand will allow inventory levels to recover from the historic lows seen during the pandemic. Rising inventory levels, a boost of the supply of homes for sale, will provide potential buyers more options and more time to shop. In-turn, this should relieve the pricing pressures seen these past two years and allow appreciation to decelerate to a lower more sustainable growth pattern. Expectations are for decreased sales volume, price stabilization, and a return to growth in 2024.

COMMERCIAL REAL ESTATE MARKET OVERVIEW

The pandemic has challenged how and where people live, work and spend leisure time with their families, however most commercial real estate sectors are returning to pre-pandemic levels of operation. The overall market is faced with inflation, labor shortages, rising construction costs and rising interest rates yet the outlook for the commercial real estate market in Bexar County remains optimistic and demonstrates resilience. Based on supply and demand trends we are experiencing an increase in migration to our County, uptick in new construction, increased rent growths and stabilizing occupancies in most sectors. Rising debt costs and restrictive underwriting may possibly limit commercial real estate transactions in the near future, however that remains to be seen as we are still in a growth cycle.

OFFICE MARKET OVERVIEW

The Bexar County office market remains healthy and favorably positioned when considering economic factors like job growth, unemployment, labor industries, affordability and real estate development. The San Antonio area office market also has strong occupiers in industries like healthcare, defense, government, finance, international trade and cybersecurity which help maintain demand, usage, and are also industries that fare relatively well during recessions. Accordingly, Bexar County has not experienced wide-spread demand losses nor market exits, like other major markets. This in part has led the local office market to outperform the nation in rent growth and construction development (as a % of inventory) despite tenants reevaluating their footprint and concerns of remote work.

The San Antonio office market experienced an uptick in sales volume in 2021 that carried into the beginning half of 2022, yet transaction volume tapered partly due to increased cost of capital. Sales data captured by BCAD indicated 2022 transactions were smaller in size but higher in sale price per square foot than previous years. The San Antonio office market has weathered the pandemic better than other large metro areas. According to CoStar and the National Association of Realtors, San Antonio has seen the 2nd most growth of major cities in terms of growth in office-using jobs across the country since the beginning of the pandemic. Indications for 2023 are overall steady rental rates with increases based on class, quality and location, and expanded vacancy and expenses in some submarkets.

Increased vacancy and available space on the sublease market are led by the CBD and FNC with a few large offices facing low utilization. This is primarily due to delivery of new office product and continued telecommuting and working from home instead of going into the office daily. Construction supply and demand could potentially stall rent growth; however, San Antonio has typically outperformed the national benchmark. It is unclear whether working from home will reduce demand for office space in the long term, or if organizations will need additional space to accommodate social distancing in the workplace.

According to CoStar, total office inventory (including under construction) stands at 88,603,667 sf, after nearly 954,000 sf of office product was delivered in 2022. This increase is largely due to delivery of large office projects, which, much like delivery of the Frost Tower in 2020, were delivered mostly pre-leased.

Growth continues in and around the lower Broadway/Midtown corridor and The Pearl, located just north of the CBD. Outside of the CBD and The Pearl, there has been significant development and tenant movement due to much of the stock being 1980's vintage, with few modern, efficient buildings. Many tenants are showing preference for the newer 4 & 5-Star spaces across the metro, leading to strong performance in rents in the 4- and 5-Star spaces, while conversely, many investors see opportunity in adaptive reuse of older properties.

NOTE REGARDING SOURCES

This summary report relies on several sources to describe the Bexar County office market. Statistics and data obtained from CoStar, Transwestern, CBRE, Marcus & Millichap and others may use different methodologies to indicate current market conditions. The methodology differences may include geographic area, building size, or type of occupant. Regardless of the methodologies used, each source is considered an excellent indicator of conditions in the office market.

Costar Office Market Report Q4 San Antonio - Tx

2022 TOP DELIVERIES



Oak Hills Women's Pavilion

7707 Ewing Halsell Dr, San Antonio, TX 78229

Methodist Hospital campus in the South Texas Medical Center

Four-story MOB approx. 97,800 SF



Gateway Medical

8435 Wurzbach Rd San Antonio, TX 78231

7 Acre Mixed-Use Development in the Medical Center

Approx. 64,712 sf

NOTABLE NEW CONSTRUCTION PROJECTS:



Westover Hills Baptist Hospital

3011 W Loop 1604 N San Antonio, TX 78251
Project consist of a 256,795 SF 4 story Hospital
with an 88,258 SF Medical Office Building
Development cost: \$135 million



Bill Miller HQ

5330 Texas State Hwy 151 San Antonio, TX 78237
Project consist of 218,200 SF Corporate Campus on 57 acres
Development cost: \$55 million

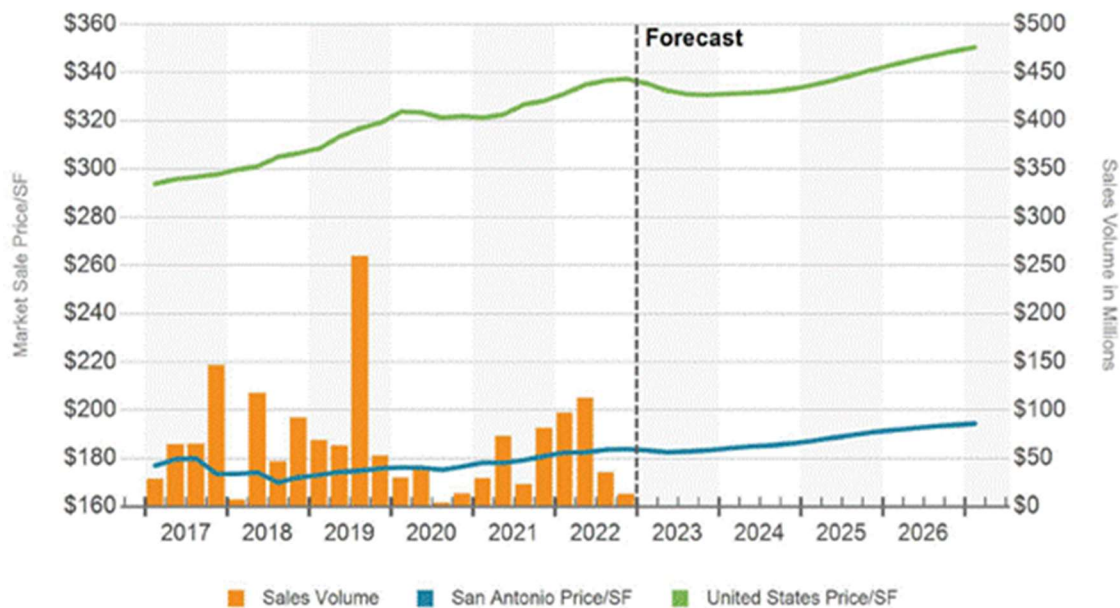
SALES ACTIVITY

CoStar reports higher 2022 office sale volume than 2021, and effectively tying the record pre-pandemic 2019 volume as the most office traded in San Antonio history. Costar reports 339 sales captured with an average Price/SF of \$219/sf with a 6.5% cap rate and 13.9% vacant at sale.

The average market price is roughly \$210/SF for 4 & 5 Star properties, \$180/SF for 3 Star assets, and \$160/SF for 1 & 2 Star properties.

While rising cost of capital curtailed momentum in the latter half of the year, over \$900 million still traded hands. Real Capital Analytics data reports quarterly office sales volume for Q3 2022 in the San Antonio metro area was \$256.1 million, up almost 120% from this time last year at \$117.1 million. Sale prices for office product have increased or remained stable depending on office use, quality, and location. Properties with good highway access, located in San Antonio’s northern path of development-in submarkets like North Central, Northwest, and Far Northwest, are tending to command the highest prices.

SALES VOLUME & MARKET SALE PRICE PER SF



Sales Past 12 Months

San Antonio Office

Sale Comparables

339

Avg. Cap Rate

6.5%

Avg. Price/SF

\$219

Avg. Vacancy At Sale

13.9%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$150,000	\$4,992,893	\$1,725,000	\$41,431,832
Price/SF	\$61	\$219	\$222	\$1,144
Cap Rate	4.0%	6.5%	6.0%	12.5%
Time Since Sale in Months	0.4	6.3	6.6	12.0
Property Attributes	Low	Average	Median	High
Building SF	480	18,354	5,696	282,551
Stories	1	2	1	30
Typical Floor SF	330	9,743	4,584	87,109
Vacancy Rate At Sale	0%	13.9%	0%	100%
Year Built	1870	1981	1984	2022
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 24	★ ★ ★ ★ ★	★ ★ ★ ★ ★



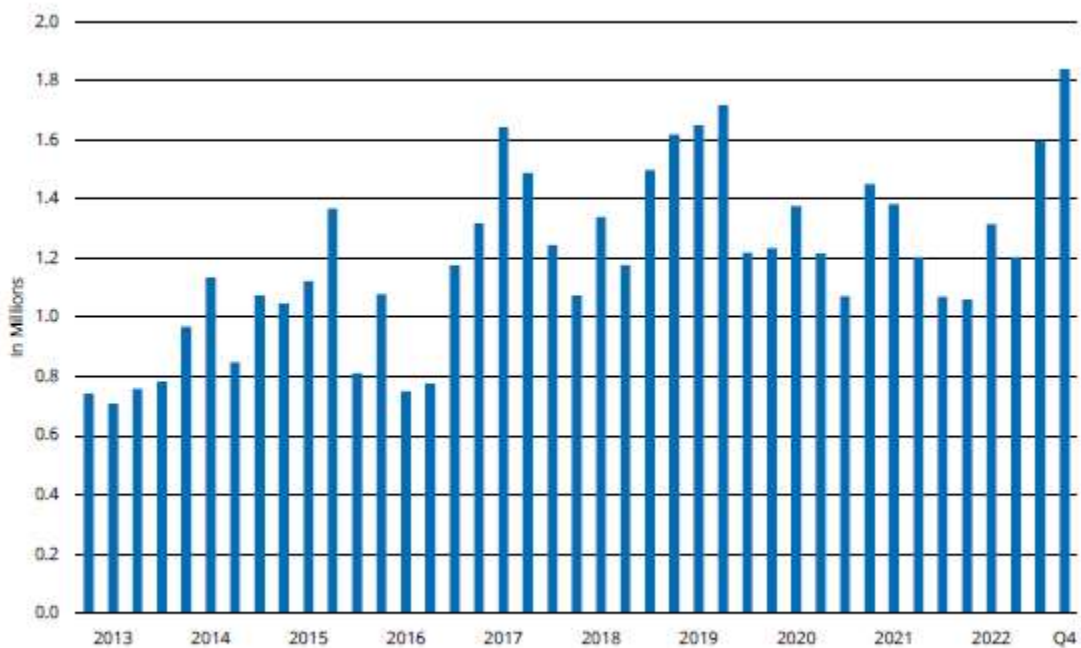
NOTABLE 2022 OFFICE SALES

PID	Use	DBA	Street	Subset	Year Built	NRA	Sale Year	Sale Date	Sale Price
1265768	401	LANDMARK ONE OFFICE	15727 ANTHEM PKWY	NW	2016	168,218	2022	7/25/2022	\$ 71,000,000
1210429	410	THE CHILDRENS HOSP. OF SA	21727 W I-10	FNW	2016	31,613	2022	1/21/2022	\$ 12,270,000
562068	400	ALORICA BLDGS	10940 LAUREATE DR	NW	1986	115,775	2022	5/6/2022	\$ 27,500,000
1010504	400	UNIVERSITY PARK TECH CENT	6103 FARINON DRIVE	NW	2005	80,236	2022	2/10/2022	\$ 15,850,000
1048181	400	ALIGNED MORTGAGE INSURAN	5727 FARINON DR	NW	1983	51,484	2022	11/7/2022	\$ 10,000,000
488300	400	LEGACY OAKS TOWER	5360 FREDERICKSBURG	NW	1982	227,657	2022	2/8/2022	\$ 44,100,000
657127-B	400	UNITED HEALTH GROUP - OPT	6200 NORTHWEST PKWY	NW	2000	142,500	2022	5/4/2022	\$ 26,260,000
554633	401	ASHFORD OAKS OFFICE BLD	8122 DATAPOINT DR	NW	1984	190,819	2022	7/25/2022	\$ 31,000,000
284064	401	31% VACANT -ONE CASTLE HI	1100 NW LOOP 410	NW	1982	153,115	2022	2/4/2022	\$ 18,750,000

NEW CONSTRUCTION

Office development in San Antonio has returned to pre-pandemic levels, despite the uncertainties around the future of remote work. Costar reports 2.4% of inventory or 2,126,488 square feet of office space under construction with 68.2% being preleased. According to Transwestern, the 13 office buildings under construction in Q4, totals a record breaking 1.83 MSF. Notable construction projects include Waters Edge I & II (200,000 SF) in the South submarket and the Bill Miller Bar-B-Q Headquarters in the Far West. Almost all office construction is north of the CBD. The Northwest, Far Northwest, and Comal County Submarkets alone are home to nearly two-thirds of the metro's entire pipeline. Looking forward, the construction pipeline is anticipated to slow down due to increased cost of debt, a tightening in construction financing, a reduction in construction jobs, and increases in vacancy rate.

UNDER CONSTRUCTION



Source: CoStar, Transwestern

VACANCY & ABSORPTION

According to Costar and Transwestern, San Antonio's overall office vacancy rate of 11.8% is slightly higher than the market's all time average. The overall vacancy rate will be under pressure throughout the remainder of 2023 as tenants reevaluate their footprint. However, many factors like migration, local corporate expansion, job growth, employers implementing policies for employees to return to the office and even adaptive reuse offer a positive outlook for investment in the Bexar County Market.

OVERALL VACANCY RATE



Source: CoStar, Transwestern

OVERALL VACANCY RATE BY CLASS

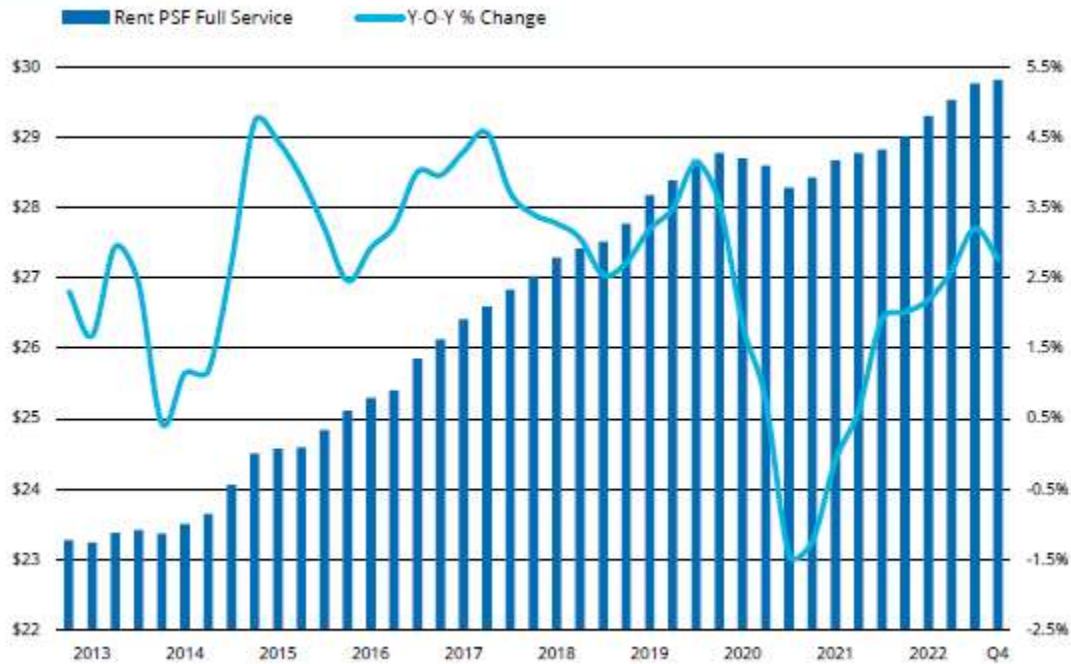


Source: CoStar, Transwestern

RENTAL RATES

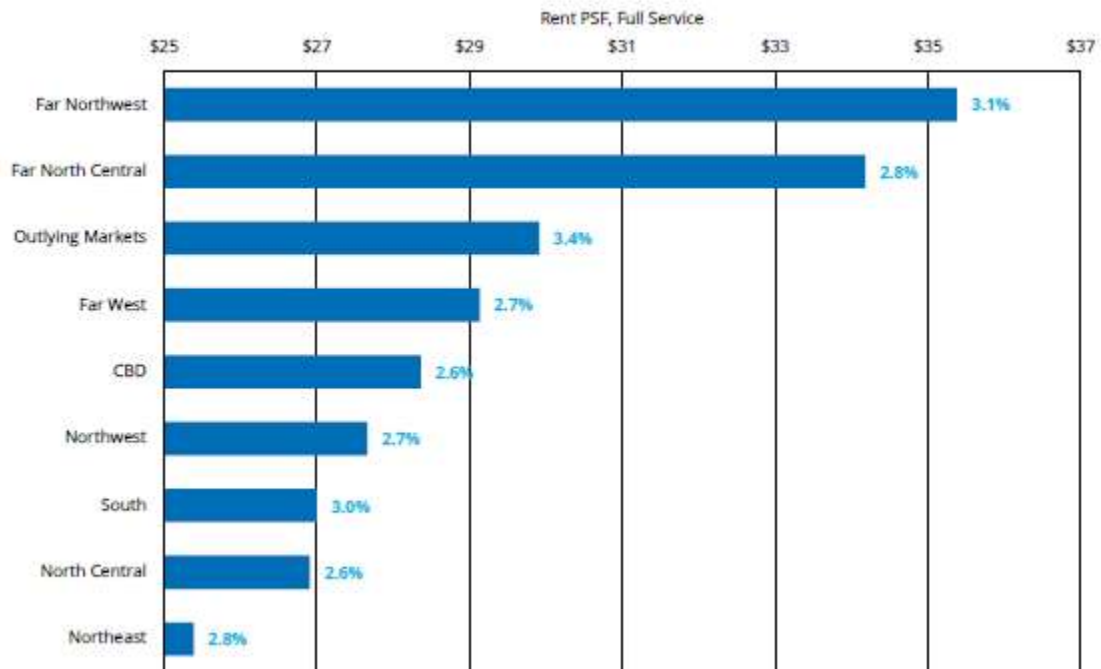
Asking rents for office space in San Antonio are increasing, with Costar reporting rents increasing 2.7% to an average market rent of \$29.32/sf. This increase puts rents higher than the 5-year average of \$28.09/sf, while CBRE reports the average market rent rose from \$26.54/sf to \$27.08/sf.

ASKING RENT



Source: CoStar, Transwestern

ASKING RENTS BY SUBMARKET AND Y-O-Y GROWTH



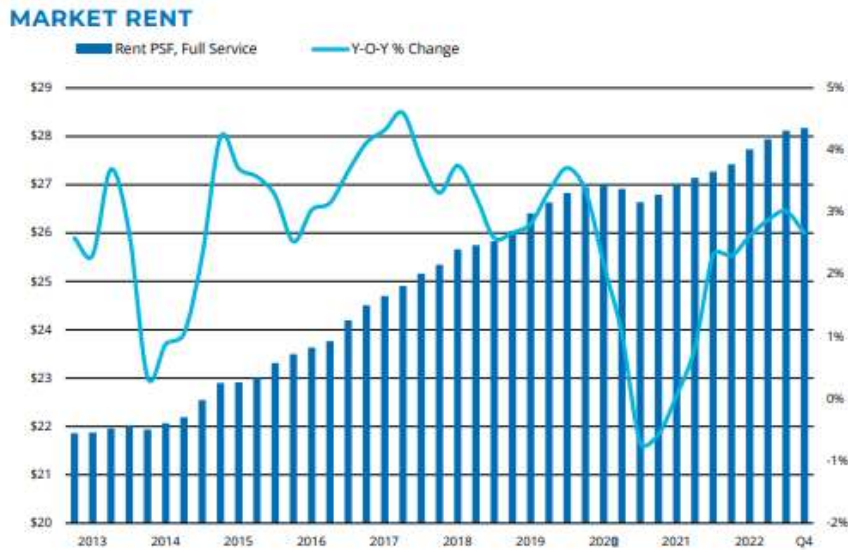
Source: CoStar, Transwestern

CAP RATES

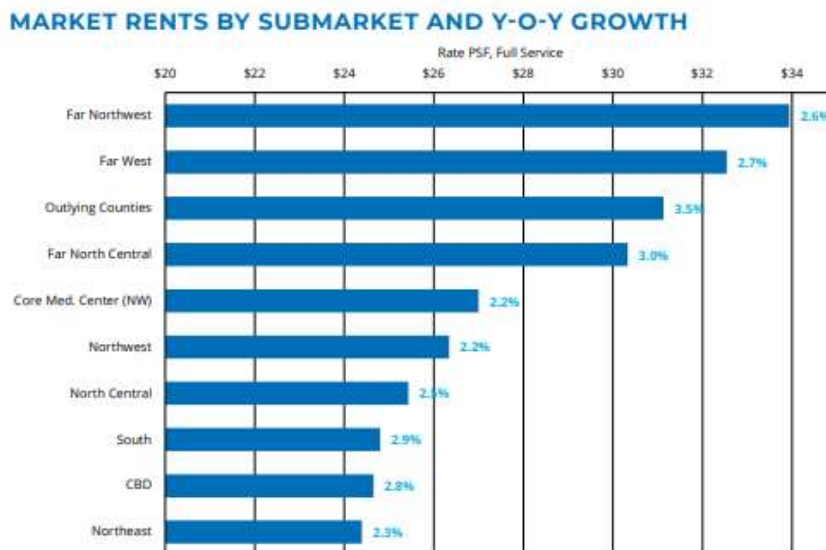
Numerous commercial real estate publications are reporting minimal changes in cap rates, which was confirmed with cap rate analysis using BCAD internal database of office property sales and net operating incomes. Where deemed necessary, cap rates were adjusted on a class and sub-market basis, but overall remained steady.

MEDICAL OFFICE (MOB) AND HEALTHCARE FACILITIES

In the medical office market, sales activity, leasing, and new construction remain robust and resilient, with consecutive quarters of positive net absorption. Sales volume and rental rates continue to increase year over year, while vacancy and cap rates are down slightly. This may be due to medical office being viewed as recession proof and a “safe haven” for investors. The uncertainty caused by the Covid-19 pandemic seen in other real estate classes, such as retail and hospitality, is increasing investor interest in the stability of healthcare real estate space. Several notable medical office projects under development include UT Health Park West and Methodist Hospital Westover Hills.



Source: CoStar, Transwestern



Source: CoStar, Transwestern

RETAIL MARKET OVERVIEW

The retail market as of year-end 2022 looks strong with retail space in high demand. Occupancy continues an upward trend. Given that new construction has seen slow growth, existing space has been getting backfilled. Vacancy levels are now estimated to be lower than pre-pandemic levels. This has led to an increase in rental rates.

Rental Rates are Similar to 2022:

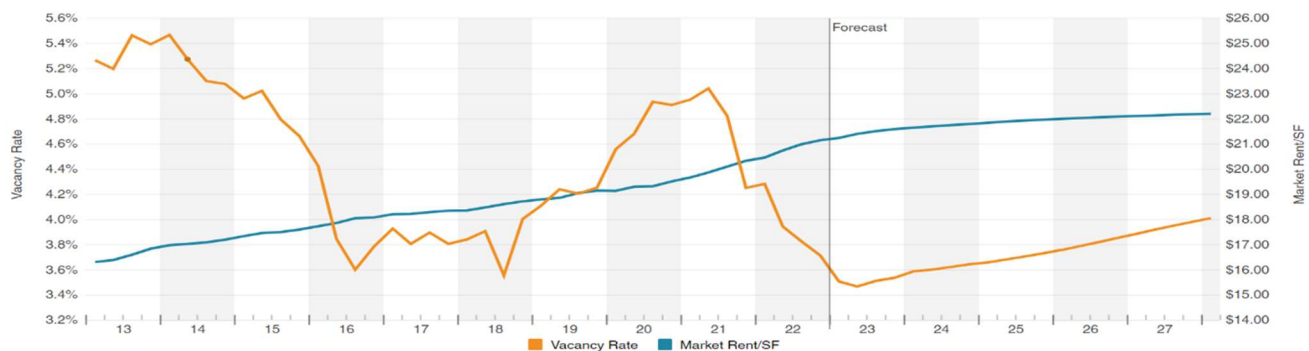
- Limited new construction equals higher rental rates
- Tenants are utilizing available spaces by back filling
- Class A rents \$26-38 with endcaps to the \$40's
- Class B rents \$18-26
- Class C rents \$10-16

(Source: Weitzman Forecast)

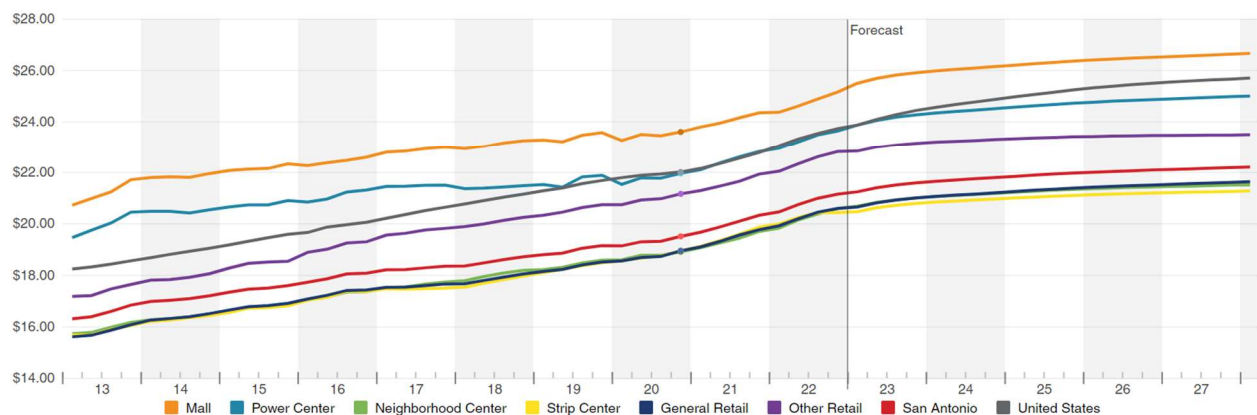
Overall market rent per square foot continues to increase slowly as vacancy decreases.

Per Costar, retail rents in San Antonio are up 3.8% from a year ago to \$21.17. San Antonio is considered to be in better shape because of its typical population growth, and lack of new construction should continue to drive rental rates.

VACANCY & MARKET RENT PER SF



MARKET RENT PER SF



DAILY ASKING RENT PER SF



KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	10,766,141	4.5%	\$24.93	7.1%	3,485	0	12,656
Power Center	10,642,557	3.3%	\$23.60	4.5%	0	0	11,420
Neighborhood Center	34,182,729	6.0%	\$20.63	7.9%	18,752	0	86,153
Strip Center	10,476,787	5.9%	\$20.50	6.9%	(10,612)	0	86,035
General Retail	78,438,686	2.3%	\$20.63	3.5%	8,823	0	662,772
Other	599,778	7.8%	\$22.59	7.6%	0	0	0
Market	145,106,678	3.7%	\$21.16	5.1%	20,448	0	859,036

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.6%	5.3%	3.6%	7.3%	2006 Q3	3.6%	2018 Q3
Net Absorption SF	1.9M	2,016,489	1,265,977	4,314,310	2007 Q3	164,433	2020 Q3
Deliveries SF	1.4M	2,114,876	1,519,207	4,808,023	2008 Q4	952,159	2010 Q2
Rent Growth	4.3%	2.0%	1.5%	5.5%	2006 Q3	-2.1%	2010 Q1
Sales Volume	\$265M	\$226.8M	N/A	\$576M	2019 Q2	\$9.2M	2006 Q3

According to Cushman and Wakefield, asking rents are increasing to an average of \$22.99/sf, while vacancy has decreased to 5.7%.



NOTABLE QUALIFIED RETAIL SALES IN 2022

North Salado Village
\$18,214,520



7- Eleven
\$10,115,500



Town & Country Center
\$12,375,000



Austin Heights
\$9,000,000



Strip Center on Potranco
\$7,925,000



RETAIL NEW CONSTRUCTION

New construction has seen some increase but Bexar County has seen a considerable increase in QSR new construction, specifically coffee shops such as Dutch Bros, Red Runner, and Brevity. Looking at square footage, 224 strip centers were the largest starts of 2022 with approximately 150,000 sf started in 2022.

San Antonio has averaged 1.6 million square feet of annual retail deliveries in the last ten years, though at year end 2022 that figure was down to 1.1 million square feet, which represents less than 1% of current inventory. Though this figure is down, it still keeps San Antonio in the top 25 major markets for inventory under construction. Expect little speculative construction, leaving newcomers to the market to use backfill spaces.

Population growth continues to increase steadily and retail demand remains highest near new housing projects as people tend to shop near where they live. The Far West and Far Northwest submarkets continue to have new residential construction and that is where much of the retail new construction lies.

2022/2023 TOP RETAIL NEW CONSTRUCTION BY SQUARE FOOTAGE

Floor & Decor
78,102 square feet
North East Side
100% complete for 2023



Wender Plaza
54,873 square feet
Far West Side
Partially Occupied, most still shell



Napa Oaks Mixed Use
66,038 square feet
Far West Side
90% complete for 2023



Shops at Redland Road
32,822 square feet
Far North Central Area
100% complete for 2023



Legacy - Helotes
22,600 square feet
Far North West Side
60% complete for 2023



TRENDS TO WATCH IN RETAIL

(Source: CBRE)

More Redevelopment Projects

With new construction remaining cost-prohibitive, retail developers and investors will focus on redesigning and redeveloping existing space to attract more shoppers. This will be especially true in prime trade areas, which are experiencing record-high occupancy levels and asking rents due to strong demand. Some of this redevelopment activity will involve conversions to other uses, such as office, industrial and residential.

Rise of Grocery Stores

The role of grocery stores will continue to evolve. Although food & beverage digital sales are rapidly growing, most of these orders are fulfilled at the store level through curbside pickup or third-party delivery. Grocers will transform their footprints to better suit multi-channel retailing.

Opportunities in Select Markets

Retailers will become more active in tertiary markets that have recently seen an outsized level of net migration, allowing them to build brand awareness at lower operating costs.

SUMMARY

San Antonio's retail market as of year-end 2022 saw occupancy reach 94.5 percent, with healthy leasing activity, extremely limited new construction, stable rates and very few store closures. This rate equals the pre-pandemic occupancy of 94.5 percent reported at year end 2019.

Various factors such as interest rates, construction costs, and inflation do leave some uncertainty for the future of retail, but the present snapshot of the retail market looks healthy.

According to the Weitzman annual forecast, outlook for 2023 remains optimistic, with an asterisk. San Antonio's retail market currently reports a strong healthy balance of supply and demand, although going into 2023 the market faces headwinds including rising interest rates, continued high construction costs, inflation and other factors that may lead to a slowdown.

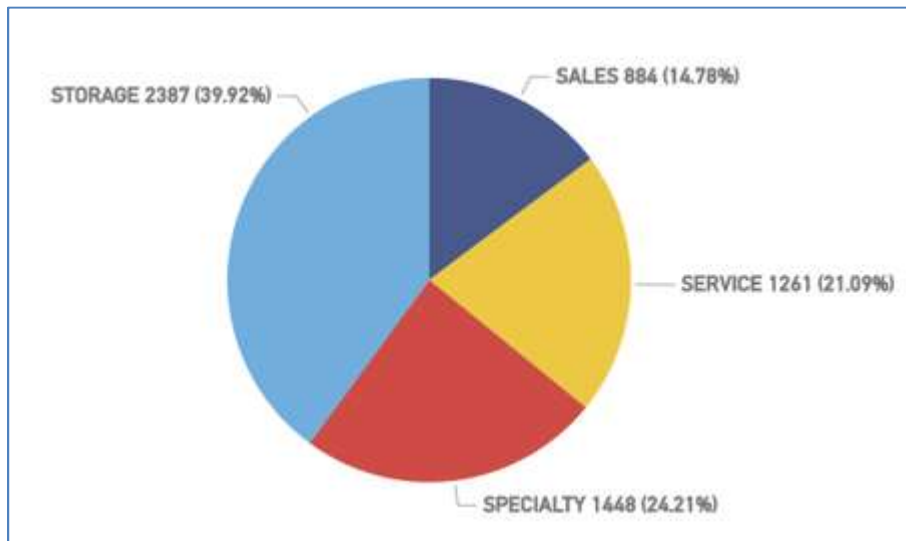
Following is a breakdown of the retail accounts:



INDUSTRIAL MARKET OVERVIEW

INTRODUCTION

Industrial continues to remain one of the strongest assets in Bexar County. Property types across industrial vary, and can be broken into several categories: storage, sales, service and specialty. The graph below demonstrates a breakdown (account percentage) of industrial properties according to their assigned categories.



Storage properties consist mainly of warehousing and self-storage, while sales properties house everything from car dealerships to firework stores. Service contains mostly automobile repair properties like service garages and collision centers, with specialty holding space for manufacturing, research facilities, and data centers.

With E-Commerce and a continuing homebuilding sector, San Antonio’s potential in the industrial market remains robust, with demand currently outpacing available space.

INDUSTRIAL LEASING TRENDS

Even with lack of space, activity in San Antonio remains strong. CDS Moving, Package Produce Solutions, and Amazon have all signed leases over the last few years, with other activity being driven by smaller businesses who tend to supply the homebuilding industry. Other local retailers are looking to better equip their supply chain given the rise of e-commerce. Vacancies trends continue to show changes, with a 1.7% difference from Q42021 to Q42022.

Vacancy rate drops to 3.5%

Ten months into 2022, overall vacancy in the San Antonio industrial market is at a tight 3.5%, dropping 180 basis points from last year at 5.3%. Availability is at 9.0%, up 200 basis points from October 2021 at 7.0%. The difference between this figure and the vacancy rate reflects expected future move-outs. The San Antonio industrial market has recorded 6.9 million sq. ft. of leasing activity, comprised of new leases and renewals, down 45% from October 2021 at 12.6 million sq. ft. Net absorption (move-ins minus move-outs) is at 10.3 million sq. ft., up over 200% from last year at 3.4 million sq. ft.

— Strong leasing activity over the last year caused vacancy to dwindle by 40 basis points (bps) quarter-over-quarter to 3.6%.

CBRE, JLL, Stream Realty, Co-Star

Vacancy in San Antonio’s industrial market was 3.5 percent in November, down from 5.2 percent during the same month in 2021, according to a report by real estate firm Partners.

STORAGE

(Warehouse, Cold Storage, Self-Storage)

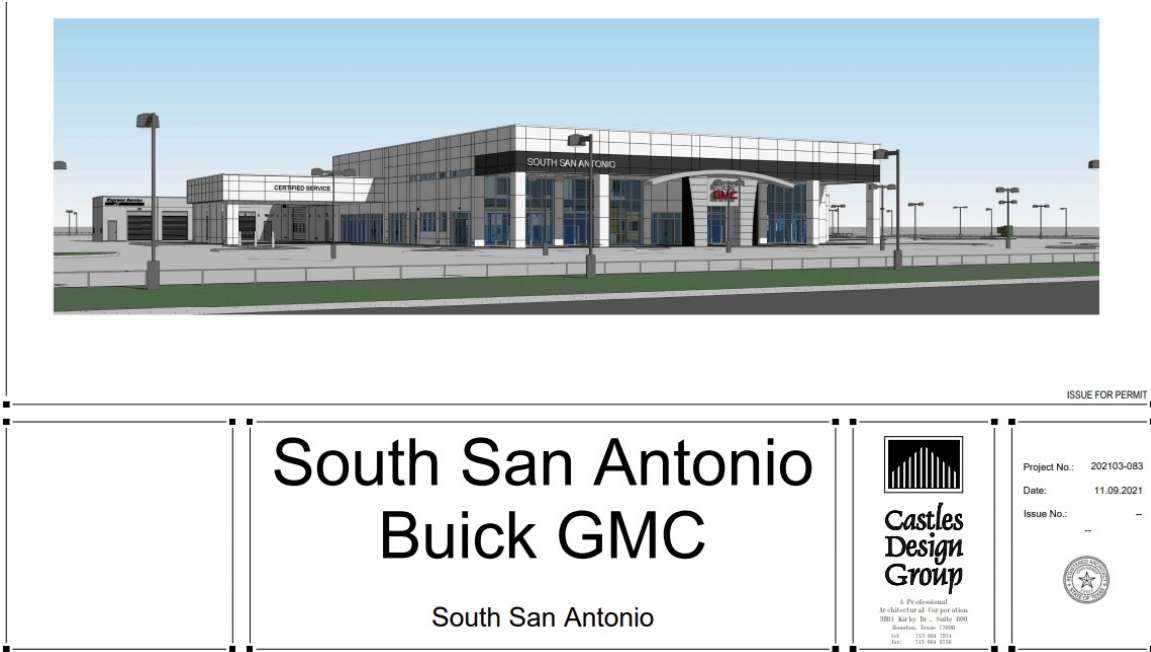
Storage - Warehousing continues to remain the strongest asset in the industrial sector, with over 4.5 million square feet added in space, such as Connection Park Logistics Center, Cold Creek Solutions and 418 SE Loop 410. The commencement of other projects includes Rosillo Creek, Foster Commerce Center, and Interpark Logistics Center.



SALES

(Firework Stores, Auto Dealerships, Used Cars)

Bexar County added two new dealerships currently under construction. South San Antonio Buick GMC (8019 Interstate S) and Porsche San Antonio (11600 W IH 10). A New Cavender Dealership at old Splashtown site is also on the horizon.



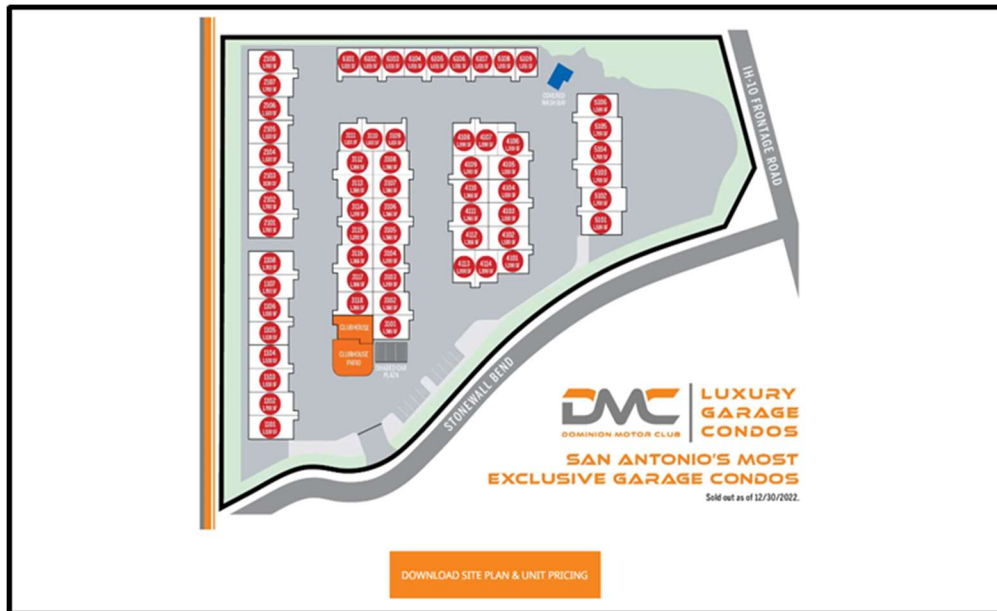
Virtual Builders Exchange, Porsche San Antonio

SERVICE

(Service Garages, Collision Centers, Tire Shops, Trucking Facilities)

Bexar County added 104,006 SF in Service Garage space, 36,200 SF in Collision Center space, and 9,832 SF in Automotive Center (National space). National chains include Midas and Oil Change Express. In an interesting automotive development, the county saw an expansion in luxury garage condos. Dominion Motor Club will consist of 63 total units ranging in sizes from 25 x 30 to 25 x 50 SF with mezzanine space.

All units are currently reserved and sold out.



Dominion Motor Club

SPECIALTY (Research, Manufacturing, Data Centers)

A climbing location for Data Centers is the Central Texas Market – comprising of San Antonio and Austin Metros. As more companies make the decision to relocate, digital infrastructure demand rises. Texas’ deregulated power is an attractive opportunity for data center development. The ability to participate in the market without any restrictions ultimately makes power less expensive, as it is one of the largest expenses has data center will encounter. However, new development is not immune to economic issues or supply chain delays.

The Far West proves to be a hub for data center activity with all but 1 data center located outside of the area. Bexar County added 237,255 square feet of space currently under construction.

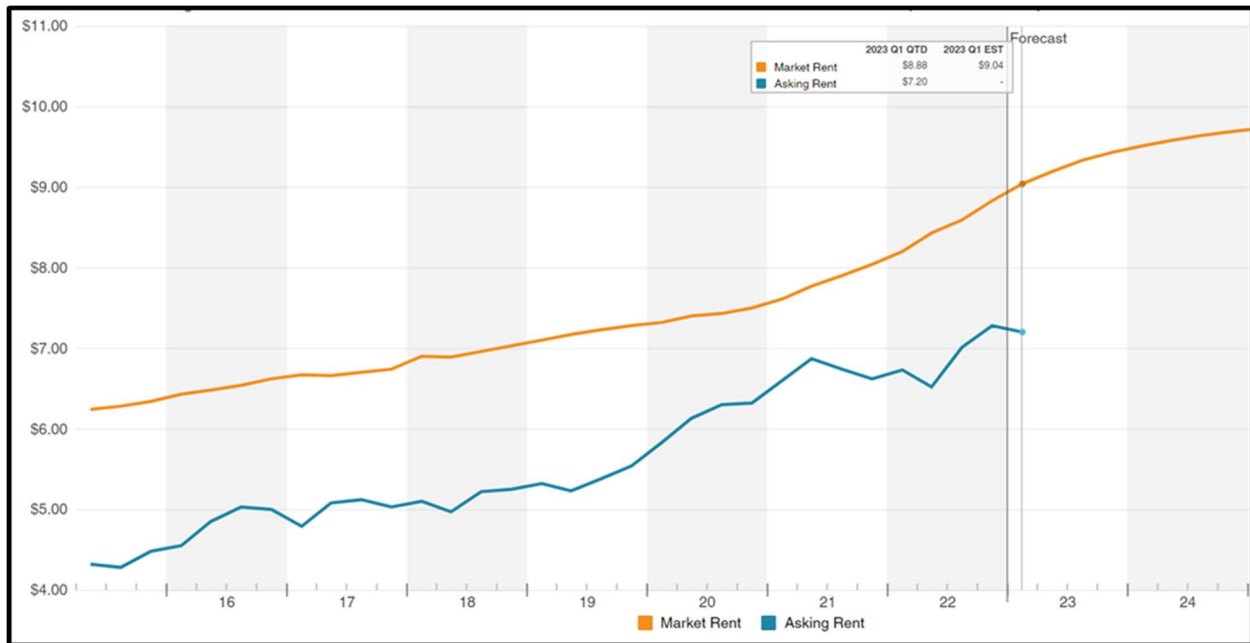
Newly completed centers include QTS Data Center and Amazon (which currently has two more centers at a percent complete.)



CBRE, QTS Data Center

TAKEAWAYS

INDUSTRIAL RENTAL RATES– on average, San Antonio industrial submarkets rents are forecasted from \$8.88 to \$9.04 for 2023.



INDUSTRIAL VACANCY – average vacancy as of 1/1/23 stands at 3.5 – 3.6%.

Vacancy in San Antonio’s industrial market was 3.5 percent in November, down from 5.2 percent during the same month in 2021, according to a report by real estate firm Partners.

Costar, CBRE, Stream Realty, JLL

INDUSTRIAL CAP RATES – rates will remain close to previous year levels, with 6.65% to 7.5% appearing to be the typical range seen within 2022 transactions.



NATIONAL ASKING CAP RATES

Sector	Q3 2022 (Previous)	Q4 2022 (Current)	Basis Point Change
Retail	5.86%	5.95%	+9
Office	6.80%	6.95%	+15
Industrial	6.61%	6.65%	+4

Industrial									
12 Mo Sales Vol	12 Mo Sales Vol Growth	Number of Sales	SF Sold	Market Sale Price/SF	Market Cap Rate	Avg Transaction Price/SF	Avg Transaction Cap Rate	Asset Value	
		2	8.2 K	\$123	6.6%				\$21.5B
\$176M	-26.3%	327	9.2 M	\$122	6.5%	\$99	7.4%		\$21.3B
\$239M	-12.5%	339	10.2 M	\$112	6.5%	\$92	7.6%		\$19.4B
\$274M	-11.4%	263	10.1 M	\$95	6.8%	\$99	7.4%		\$16.6B
\$309M	84.6%	282	8.8 M	\$87	7.0%	\$80	8.2%		\$15.1B
\$167M	-32.1%	264	5.6 M	\$82	7.1%	\$63	8.1%		\$14.2B
\$247M	20.6%	241	8.3 M	\$77	7.2%	\$66	8.1%		\$13.3B
\$205M	315%	266	7.1 M	\$74	7.2%	\$82	9.9%		\$12.8B
\$49.3M	-73.1%	255	6.8 M	\$68	7.4%	\$43	8.5%		\$11.8B
\$183M	23.3%	240	7.1 M	\$62	7.7%	\$79	9.4%		\$10.9B
\$149M	211%	201	5.0 M	\$60	7.8%	\$56	9.3%		\$10.5B
\$47.8M	-38.4%	201	6.3 M	\$57	8.0%	\$46	9.2%		\$9.9B
\$77.6M	21.0%	118	3.6 M	\$53	8.4%	\$49	10.9%		\$9.2B
\$64.1M	178%	121	4.1 M	\$50	8.7%	\$38	9.3%		\$8.6B
\$23.0M	-43.1%	76	1.5 M	\$46	9.2%	\$36	10.7%		\$8.1B
\$40.4M	-78.1%	107	2.3 M	\$50	8.8%	\$49	12.4%		\$8.7B
\$184M	145%	161	5.8 M	\$55	8.1%	\$48	7.3%		\$9.6B
\$75.4M		38	2.1 M	\$53	8.2%	\$41	8.1%		\$9.2B
				\$50	8.5%				\$8.7B
				\$45	9.2%				\$5.1B
				\$40	10.4%				\$4.5B
				\$37	11.4%				\$4.0B
				\$35	12.1%				\$3.8B
				\$34	12.5%				\$3.6B

Costar, Boulder Group

INDUSTRIAL CONCLUSION

Newly signed leases will give a glimpse into true signing rates and any concessions, given the need for space in Bexar County's growing industrial sector. Bexar County will continue to see a rise in warehousing – as several major projects remain under construction.

While 2022 proved to be a strong year, recent months have increased worries about a slowing economy and rising interest rates, with some delay from industrial developers pulling back on new construction timelines. Supply chain issues also remain a factor.

Will 2023 finally be the last banner year for Industrial? Only economic forces can tell.

KEY INDUSTRIAL TRANSACTIONS

Leases (Cushman & Wakefield)

Foster Ridge #2 / Tesla / 439,809 SF

Cornerstone Bus Park #1 / Caterpillar / 207,492 SF

Eisenhauer 35 Bus Park / Nippon Express / 196,800 SF

SALES (Costar/Cushman & Wakefield)

Eisenhauer Business Park Bldgs. 1 & 2 / 170,000 SF - \$8.1 & 10.3m

Eisenhauer Business Park Bldgs. 3 & 4 / 183,000 SF – \$10.6 & \$7.6m

South Park Building IV / 152,000 SF - \$18.5m

2001 S Laredo St / 116,365 SF - \$13.8 m

Weatherford – 187,525 SF - \$23.7m

NEW CONSTRUCTION SQUARE FOOTAGE

- Cold Storage (357,500 SQFT)
- Storage Warehouses (226,800 SQFT)
- Mega Warehouses (648,970 SQFT)
- Distribution Warehouses (3,871,000 SQFT)
- Self-Storages (Mini-Warehouse, Hybrid, High Rise) (531,300 SQFT)
- Car Dealerships (90,000 SQFT)
- Data Centers (237,200 SQFT)

Costar, Bexar Appraisal District Records

MULTIFAMILY MARKET OVERVIEW

LOCAL OVERVIEW: (Source CoStar)

The multifamily market is playing defense in San Antonio as it seeks to maintain the gains it realized over the past couple of years during a period of aggressive expansion. This began long before the Covid-19 pandemic. Between 2010 and 2022, the market grew its inventory by 45%. This was the second fastest among the four largest Texas metros. The market absorbed these units, and rent growth remained healthy.

Even as the national picture depicts a slowdown in population growth compared to past decades, San Antonio is still the third fastest-growing large metro area in the United States according to the Census Bureau in 2022. The Census Bureau also estimated that the San Antonio metro area added more new residents than any other municipality between 2020 and 2021. These statistics show that both the city and metro area retain their strong appeal to prospective new residents.

To match this consistent demand of new residents, developers have broken ground at an outsized pace. As of the end of the 4th Quarter, 6.3% of multifamily inventory was underway, which was notably higher than the national average. Today, there are even more than the 5-year average would suggest, with roughly 12,500 units underway. Despite 2022 being a year with a number of supply chain issues, it featured the greatest number of apartments under construction in the history.

This wave of construction does have the ability to effectively neutralize the rent gains witnessed here over the past two years. With absorption slightly in the red, tenants will likely be able to choose between many new highly-amenities apartment complexes in multiple submarkets.

Top 10 2022 Multifamily Sales

Property Name	Sale Price	Year Built	Sale Date	NRA
Residences at La Cantera	\$87,400,000	2013	8/24/2022	315,158
Sonterra Blue	\$69,870,000	2013	4/22/2022	304,189
Citadel at Westpointe	\$69,500,000	2017	5/2/2022	267,523
Lantower Alamo Heights	\$69,300,000	2014	6/23/2022	258,612
Timberhill Commons	\$68,800,000	2019	4/11/2022	278,696
Marquis at Dominion	\$62,450,000	2017	4/12/2022	239,707
Paragon Westover Hills	\$62,000,000	2020	5/11/2022	239,483
Broadstone Colonnade	\$54,500,000	2004	5/27/2022	232,968
Legacy Heights	\$53,800,000	2008	3/10/2022	258,206
Verandas at Shavano	\$53,800,000	2013	2/8/2022	241,761

Sales

San Antonio Multi-Family

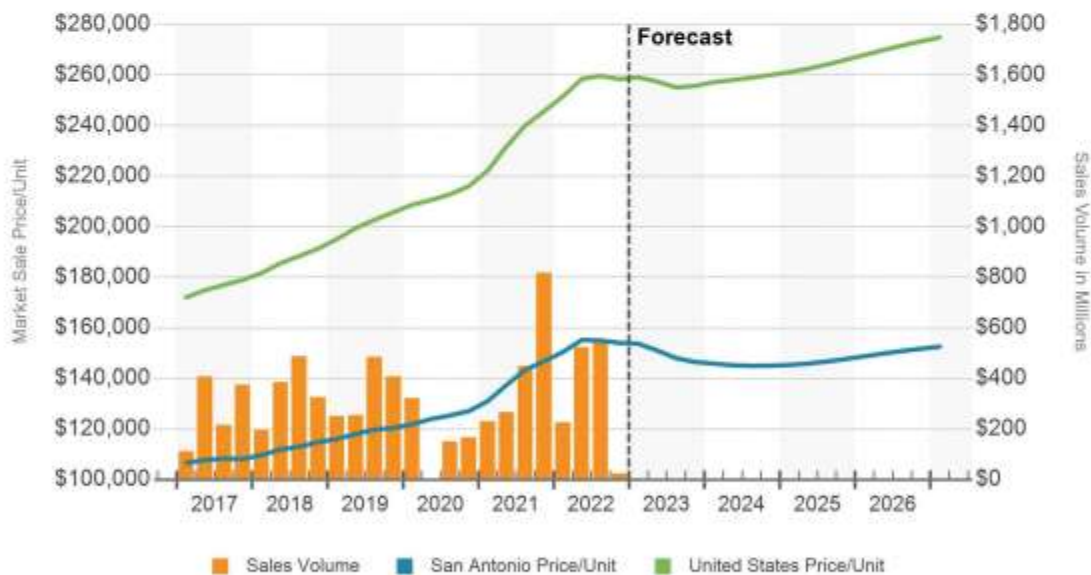
Known as a "Super Sun Belt" city, investors have followed the winds of demographic change in the United States over the past few years, eager to put money to work in San Antonio multifamily properties. This has pushed pricing to new heights in recent years, even in the middle of a rising interest rate environment, with the average market price currently near \$150,000 per unit. Higher-end assets are fetching closer to \$200,000 per door, even as transaction volume declines.

One notable sale of late was the purchase of Costa Bella Apartments by Austin-based GVA Management in August. Touting the largest known sale price for a multifamily asset in the San Antonio metro in at least 10 years, Miami-based Starwood Capital Group sold the property for roughly \$150 million, highlighting the large range of pricing within which luxury complexes can fall here. Costa Bella is situated in one of the wealthiest neighborhoods of San Antonio, Rogers Ranch, about 15 miles due north of downtown. Due to its desirability, the property was reportedly 96% occupied at the time of

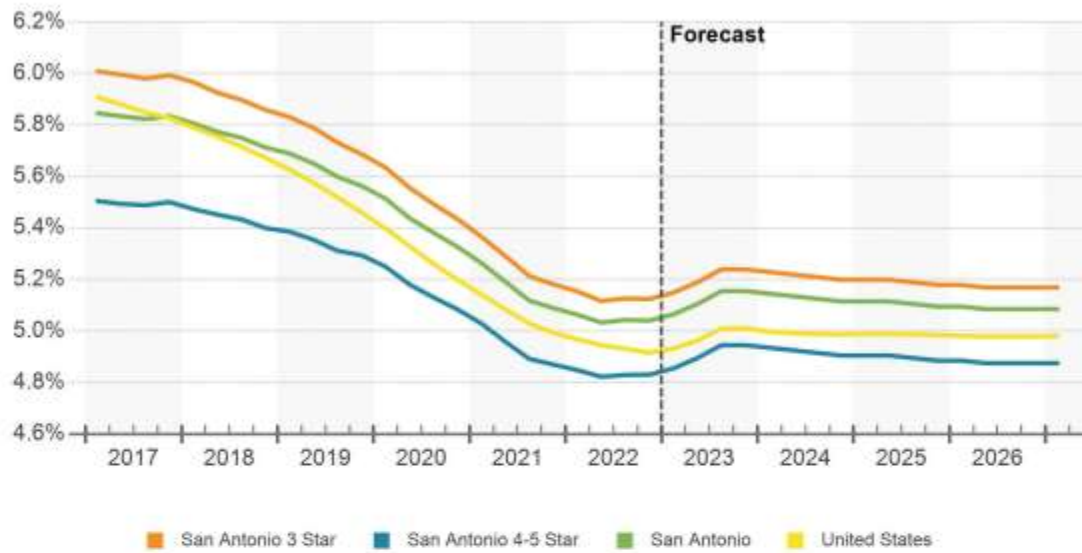
sale.

An example of a recent sale that is more representative of pricing trends overall is Avenues at Creekside, which sold in the latter half of 2022 to Houston-based Ilan Investments. Sherman Residential sold the asset for \$93 million, or \$235,000 per door. While market cap rates have increased since the fall of last year, the 4% cap rate on this property was not wholly atypical for 4 & 5 Star multifamily assets in San Antonio at the time. Featuring granite countertops, private balconies, garages, a pool, and a pet park, this 2012-built complex represents much of the luxury product brought to market in Comal County since 2010. Located along the burgeoning I-35 corridor in the city of New Braunfels, the seat of the nation's second-fastest-growing large county, vacancies were only 4% at the time of sale, highlighting the amount of tenant interest that can be found in multifamily assets in this part of the San Antonio metro.

SALES VOLUME & MARKET SALE PRICE PER UNIT



MARKET CAP RATE



MULTIFAMILY CAP RATES

Due to the sales volume, the cap rates will range as follows:

A1 4.00% - 5.00%

A2 4.50% – 5.25%

B1 4.75% - 5.50%

B2 5.50% – 6.00%

C1 5.50% – 6.50%

C2 6.00% - 6.75%

C3 6.25% - 7.00%

For Low Income Housing Tax Credit properties, the cap rates range from 8.50% - 9.50%.

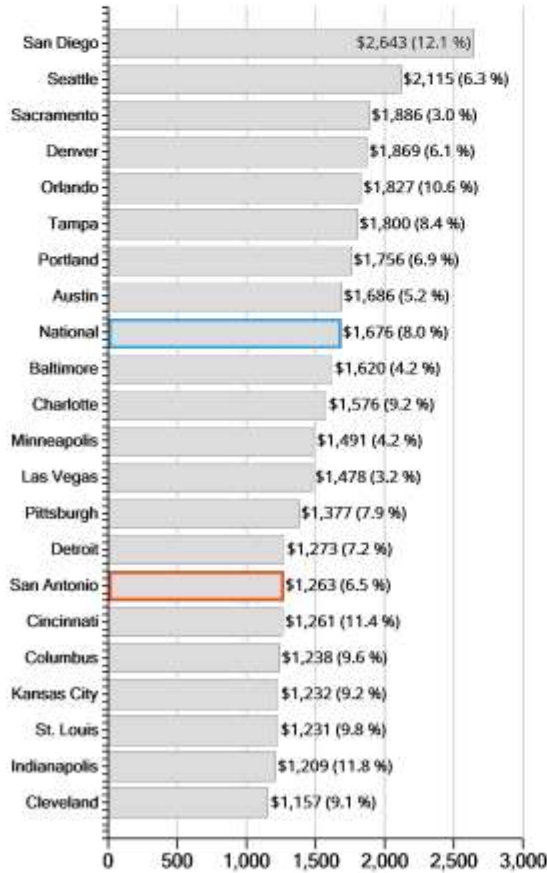
Stabilized and Lease-up Properties

Conventional Properties	Q4 2022	MSA Rank
Total Units	192,026	14
New Units	3,613	30
Units Absorbed (Annual)	-4,116	371
Avg. Occupancy	90.1%	309
Avg. Occupancy Growth	-4.2%	298
Effective Rent	\$1,263	161
Effective Rent Growth	6.5%	274
% Offering Concessions	20.8%	20
Avg. Concession Package	5.0%	133

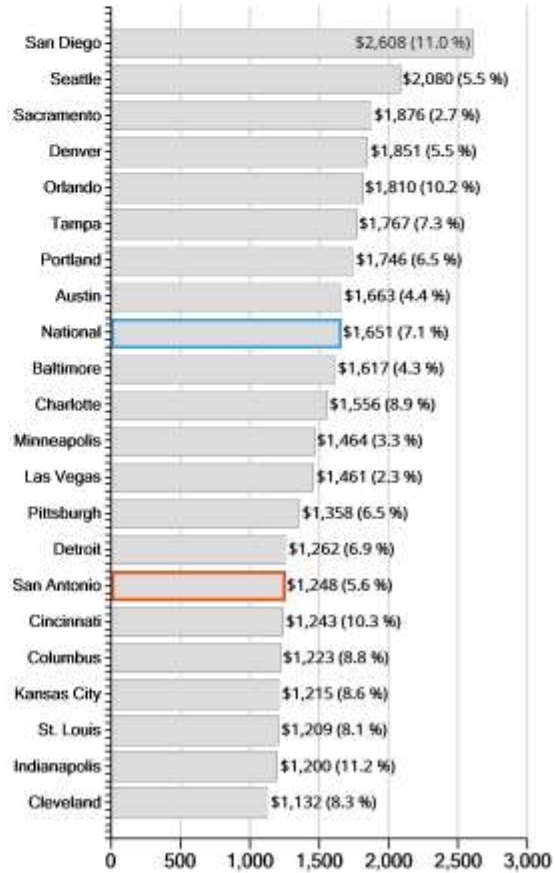
Stabilized Only Properties

Conventional Properties	Q4 2022	MSA Rank
Total Units	185,308	14
New Units	--	--
Units Absorbed (Annual)	-5,863	366
Avg. Occupancy	91.9%	330
Avg. Occupancy Growth	-3.3%	327
Effective Rent	\$1,248	161
Effective Rent Growth	5.6%	289
% Offering Concessions	19.6%	18
Avg. Concession Package	4.6%	117

Effective Rent (Annual Chg)



Effective Rent (Annual Chg) Stabilized Properties



General Overview

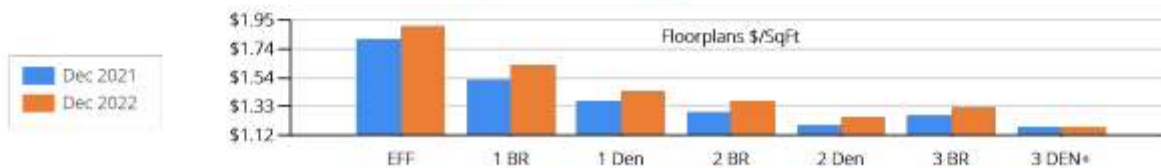
Stabilized and Lease-up Properties*

Conventional Properties	Dec 2022	Annual Change
Occupancy	90.2	-4.1%
Unit Change	3,629	
Units Absorbed (Annual)	-4,057	
Average Size (SF)	852	0%
Asking Rent	\$1,277	+7.0%
Asking Rent per SF	\$1.50	+7.0%
Effective Rent	\$1,261	+6.5%
Effective Rent per SF	\$1.48	+6.4%
% Offering Concessions	20%	+19.1%
Avg. Concession Package	5.0%	+36.4%



Stabilized Only Properties*

Conventional Properties	Dec 2022	Annual Change
Occupancy	92.0	-3.3%
Unit Change	16	
Units Absorbed (Annual)	-5,800	
Average Size (SF)	850	-0.2%
Asking Rent	\$1,260	+6.1%
Asking Rent per SF	\$1.48	+6.3%
Effective Rent	\$1,246	+5.6%
Effective Rent per SF	\$1.47	+5.8%
% Offering Concessions	19%	+16.3%
Avg. Concession Package	4.6%	+35.9%



* ALN Active listings. For additional details and definitions, visit our methodology page: <https://alndata.com/methodology>

Stabilized properties are properties that stabilized as of one year prior to report date.

San Antonio, TX

End of December, 2022

Age Breakdown By # Units



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	78%	1,018	194,480	90.2%	852	\$1,277	\$1,261	20.3%	5.0%
Affordable	16%	295	39,123	87.8%	923	\$993	\$990	3.8%	4.7%
Senior Living	5%	125	11,421	82.9%	875	\$1,771	\$1,759	6.8%	5.0%
Student Housing	2%	21	3,838	97.6%	1,053	\$1,894	\$1,881	6.3%	8.3%
Totals*		1,459	248,862						

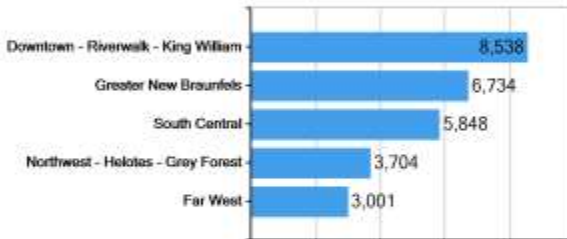
* Includes ALN Active and Non-conventional Listings

Top 5 Submarkets

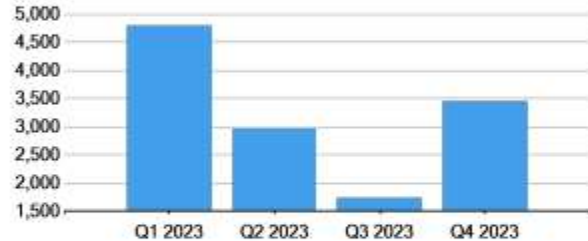
Occupancy Annual Change	Dec-22	Change	Effective Rent Gains	Dec-22	Change
East of Downtown - Inside Loop	91.8%	1.3%	Greater Castle Hills - Whispering Oaks - Oak Hills	\$1,125	11.8%
Northeast - Universal City - Live Oak - Shertz	94.7%	0.3%	Alamo Heights - Terrell Hills - Olmos Park	\$1,350	10.6%
Hollywood Park - Camino Real	92.6%	0.1%	Windcrest - Converse - Randolph	\$1,080	10.3%
Kerrville	97.9%	-0.4%	Northeast - Universal City - Live Oak - Shertz	\$1,270	9.9%
Downtown - Riverwalk - King William	90.8%	-0.9%	Seguin	\$1,256	9.4%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



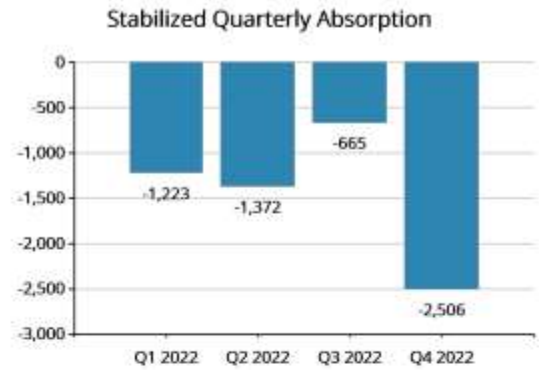
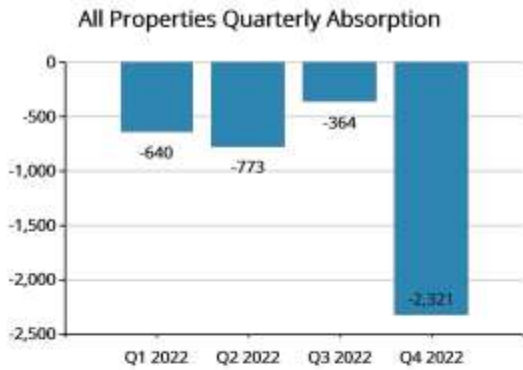
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ANNUAL NET ABSORPTION

San Antonio

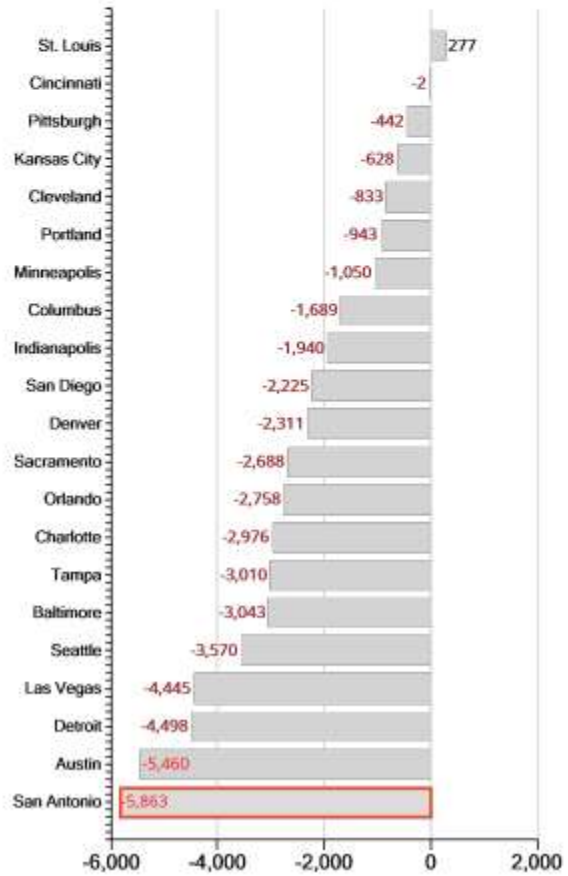
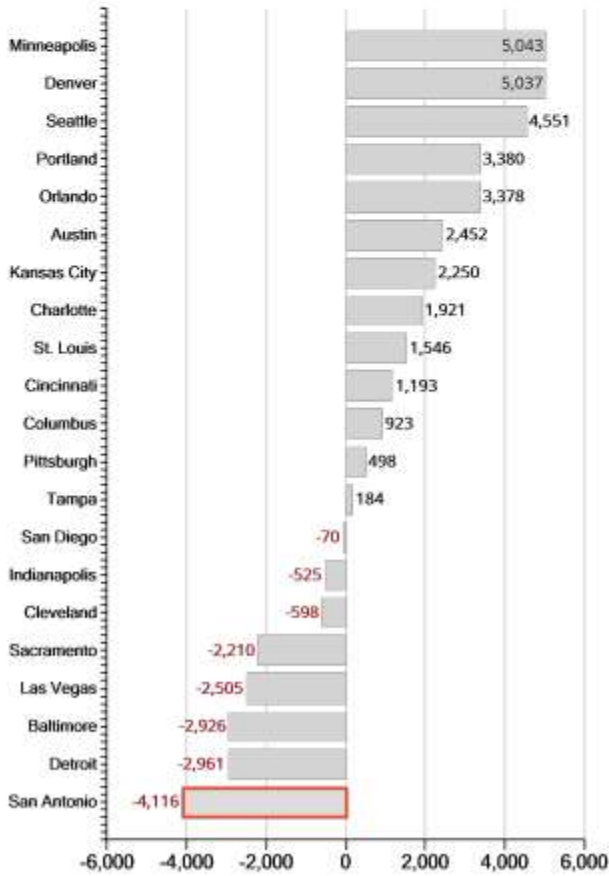
Absorption Overview

Q4 2022



Annual Absorption - 20 Similar Size MSAs

Stabilized Annual Absorption - 20 Similar MSAs



(Source: ALN Apartment Data)

RENTAL RATES PER ALN

TX - San Antonio - Submarket Annual Top & Bottom Fives

End of December 2022

Top 5 Submarkets Market Rent sf Gains		
Submarket	Rent/sf	% Chg
Greater Castle Hills - Whispering Oaks - Oak Hills	\$1.44	12.4%
Seguin	\$1.50	11.0%
Northeast - Universal City - Live Oak - Shertz	\$1.56	9.6%
Alamo Heights - Terrell Hills - Olmos Park	\$1.57	9.5%
Balcones Heights - Jefferson	\$1.19	9.3%

Top 5 Submarkets Effective Rent sf Gains		
Submarket	Eff Rent/sf	% Chg
Greater Castle Hills - Whispering Oaks - Oak Hills	\$1.42	11.8%
Seguin	\$1.50	11.0%
Windcrest - Converse - Randolph	\$1.42	10.4%
Northeast - Universal City - Live Oak - Shertz	\$1.56	9.5%
Balcones Heights - Jefferson	\$1.17	9.4%

Top 5 Submarkets Occupancy Gains		
Submarket	Occ	% Chg
East of Downtown - Inside Loop	91.8%	1.3%
Northeast - Universal City - Live Oak - Shertz	94.7%	0.3%
Hollywood Park - Camino Real	92.6%	0.1%
Kerrville	97.9%	-0.4%
Downtown - Riverwalk - King William	90.8%	-0.9%

Top 5 Submarkets Concession Decreases		
Submarket	Avg Pkg	% Chg
Boerne - Comfort	6.1%	0.0%
Seguin	0.0%	0.0%
Kerrville	0.0%	0.0%
East of Downtown - Inside Loop	2.9%	0.0%
Windcrest - Converse - Randolph	1.2%	-72.7%

Bottom 5 Submarkets Market Rent sf Gains		
Submarket	Avg Pkg	% Chg
Downtown - Riverwalk - King William	\$2.03	0.9%
La Cantera - Dominion - The Rim - Camn Bullis	\$1.70	1.0%
Southeast - China Grove	\$1.25	3.6%
Kerrville	\$1.18	4.7%
Greater Shavano Park - Elm Creek	\$1.49	5.8%

Bottom 5 Submarkets Effective Rent sf Gains		
Submarket	Eff Rent/sf	% Chg
Downtown - Riverwalk - King William	\$1.96	-1.0%
La Cantera - Dominion - The Rim - Camn Bullis	\$1.66	0.0%
Boerne - Comfort	\$1.60	3.1%
Southeast - China Grove	\$1.23	3.7%
Kerrville	\$1.18	4.7%

Bottom 5 Submarkets Occupancy Gains		
Submarket	Occ	% Chg
Boerne - Comfort	74.8%	-23.8%
Northwest - Helotes - Grey Forest	81.1%	-13.3%
Balcones Heights - Jefferson	84.4%	-11.2%
Greater New Braunfels	86.0%	-10.6%
Thousand Oaks - North of Starcrest	87.9%	-7.6%

Bottom 5 Submarkets Concession Decreases		
Submarket	Avg Pkg	% Chg
Greater New Braunfels	4.8%	266.5%
Downtown - Riverwalk - King William	8.8%	96.8%
Northwest - Helotes - Grey Forest	5.0%	81.1%
Alamo Heights - Terrell Hills - Olmos Park	4.6%	77.9%
Medical Center - West of Babcock	5.0%	56.2%

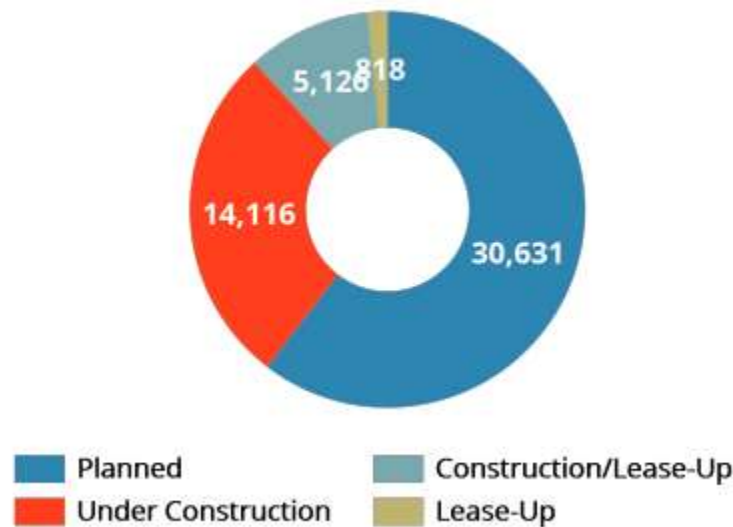
MULTIFAMILY CONCESSIONS

As of December 2022, only 20% of properties were offering concessions. A +19.1% change over the course of a year.

MULTIFAMILY NEW CONSTRUCTION

As of Quarter 4 of 2022 in the Bexar County Metro Area, there are: 30,631 planned units, 14,116 units under construction, 5,126 under construction/lease up, and 818 units under lease-up.

New Construction Pipeline



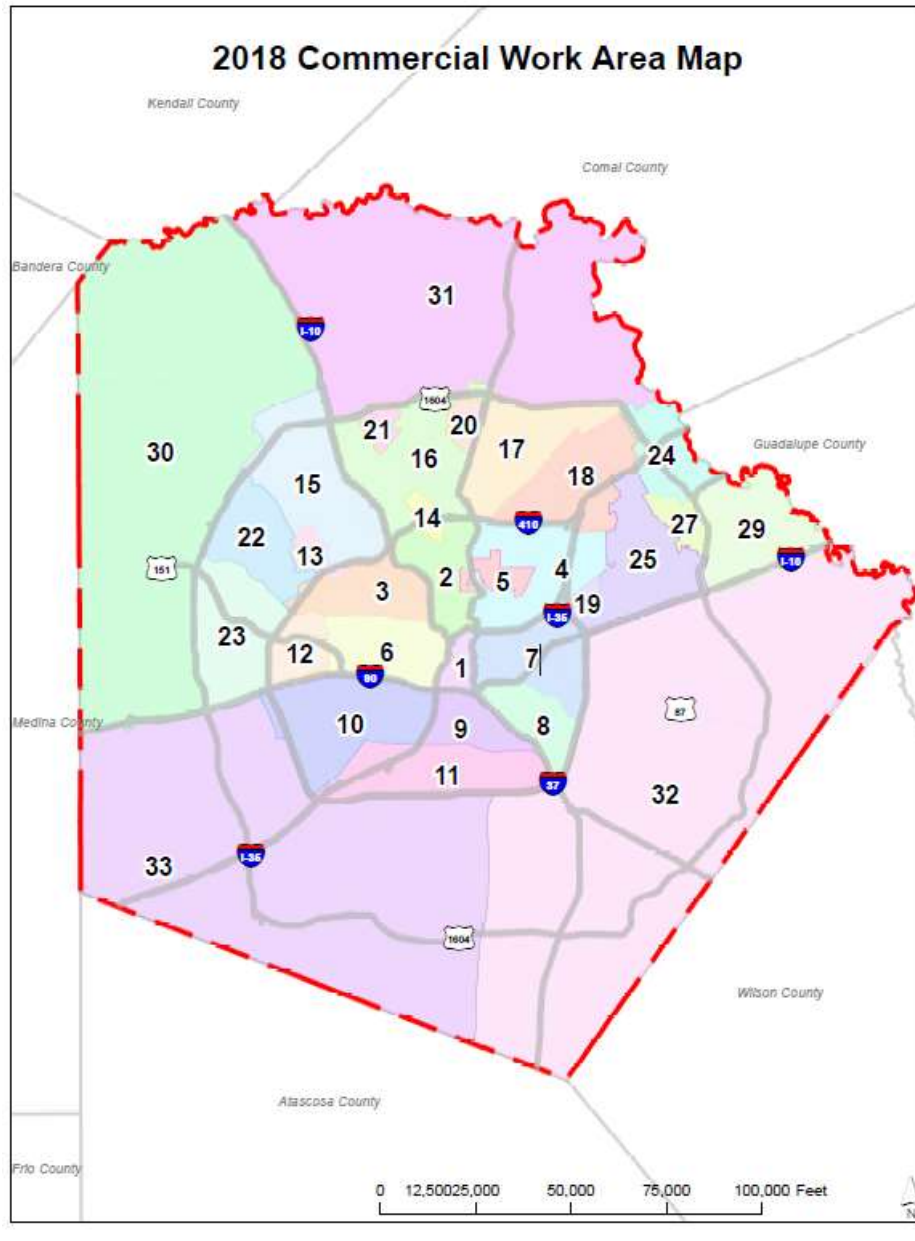
2022 LARGEST NEW CONSTRUCTION

Name	Building Address	Units	NRA	Subset
Ascend at 1604	6730 N Loop 1604 E	424	363,219	NE
Durrington Ridge	21915 N US HWY 281	398	385,414	FNC
Encore Lower Broadway	1215 Austin St,	373	314,940	NE
Alta Nacogdoches	6710 N Loop 1604 E	366	341,106	NE
Future Prose Rim II	Vance Jackson	360	347,670	NW
Eilan Mixed Use	W IH 10	352	267,604	FNW
300 Main	305 Soledad	351	522,936	CBD
Ridgeline	3331 N Loop W 1604	351	337,671	NW
Prose Monterrey Village	9311 Vista West Dr.	348	333,300	FW
Prose Westover Hills	9219 Vista West Dr.	344	336,672	FW

Source: ALN Apartment Data, CoStar and BAD

WORK AND MARKET AREAS

All multifamily properties are categorized into one of the work areas listed in the map below. Also all are divided into 10 Market Areas. These Market Areas are the Central Business District, North Central, Far North Central, North East, Far North East, South East, South West, Far West, North West and Far North West.



CONCLUSION

Although the record sales and rent rates from the previous year have slowed, the numbers still indicate increases in market value across all multifamily use types is needed.

Sources: ALN Data Inc., CoStar & BAD, CBRE, CoStar & BCAD

SPECIAL USE MARKET OVERVIEW

The Special Use group focuses primarily on the Limited Service Hotels and Senior Housing and Care Properties. Some of the other property types included in the Special Use Group are Theme Parks, Landfills, Mortuaries, Sports Arenas, Banquet Halls and other entertainment properties.

HOTELS/ MOTELS

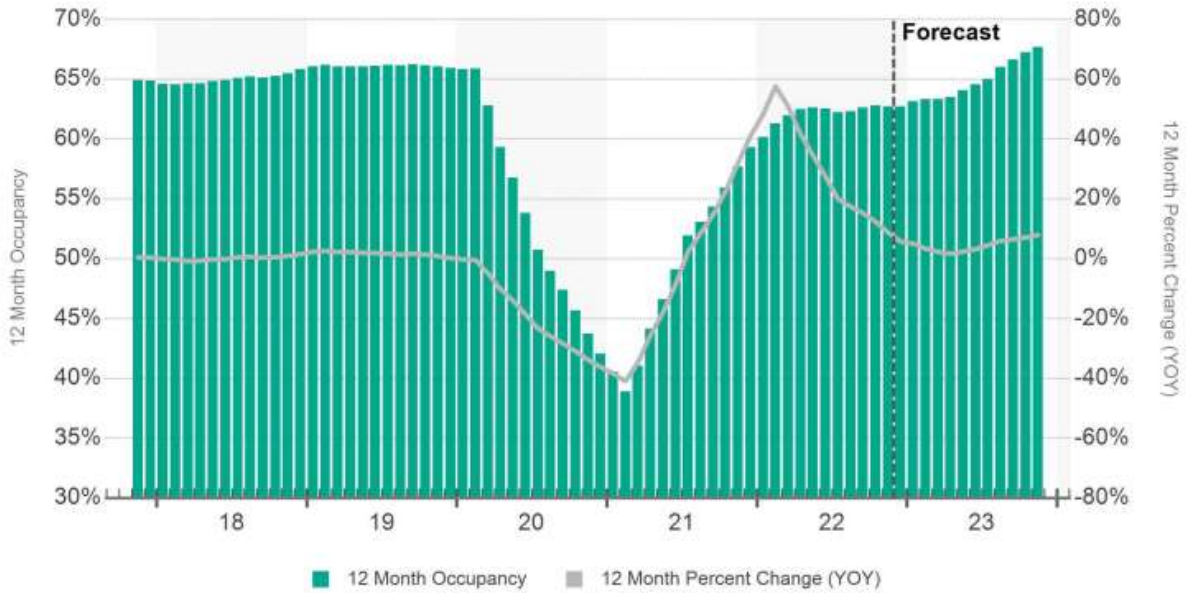
Limited Service hotels are comprised of brand name or flagged hotels; independent hotels (not affiliated with a chain); motels and extended stay hotels.

San Antonio's hotel market experienced a remarkable rebound despite convention and group travel being a vital part of San Antonio's economy. Part of San Antonio's recovery benefited largely from leisure visitors, but for full recovery, the return of conventions and groups is essential, which has been slower to recover to 2019 levels. Twelve-month ADR and RevPAR surpassed pre-pandemic levels in spring 2022, with ADR establishing new all-time monthly highs since February. Conversely, demand and occupancy remain below pre-pandemic levels. The rates-first recovery from the pandemic has been a defining characteristic of this cycle.

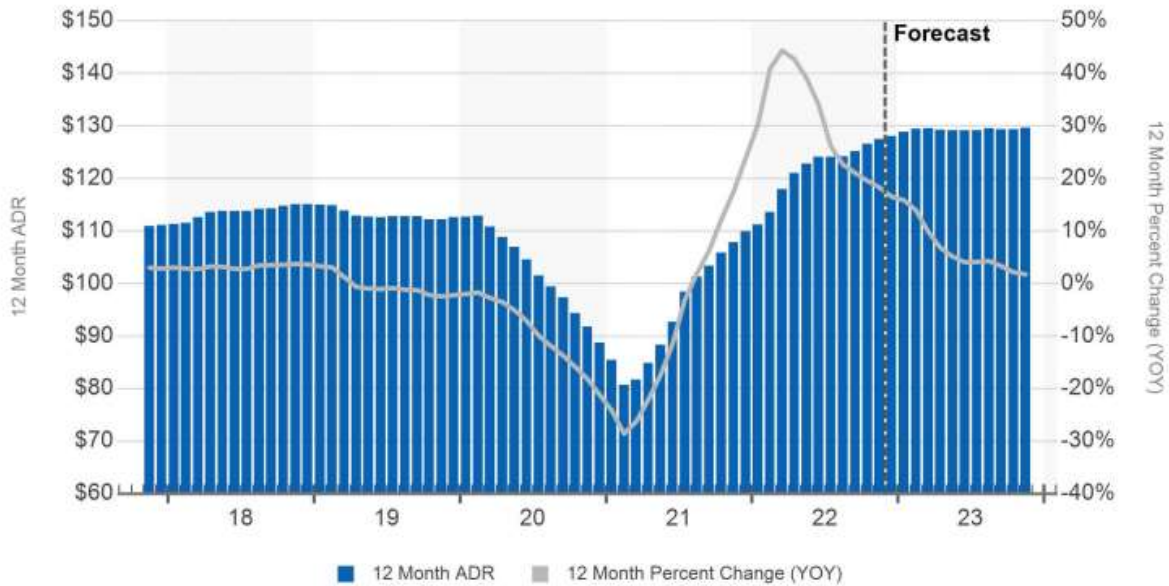
Group blocks for meetings and conventions accounted for about one-third of total occupancy pre-pandemic, and the delayed return in group activity has slowed the recovery in both demand and occupancy. Amid signs of a rebound in business travel overall, group occupancy has reached the highest levels since before the pandemic. Group demand, on the other hand, continued to trail 2019 benchmarks, with it being at its closest rebound level in November. Reasons for the lag in group demand recovery point to the dynamics of a hybrid workforce, potentially delaying corporate travel return. As concerns of worsening economic conditions and potential recession loom, San Antonio is poised to balance the uncertainty through anticipated group travel and continued leisure attraction. On a calendar year basis, the 2023 forecast shows demand and occupancy surpassing 2019 benchmarks due to travel increase in planned conventions, with the same expectations in RevPAR, setting new highs. Similarly, occupancy and demand estimate for 2023 will surpass 2019 benchmarks after falling short in the remainder of 2022.

Performance

OCCUPANCY

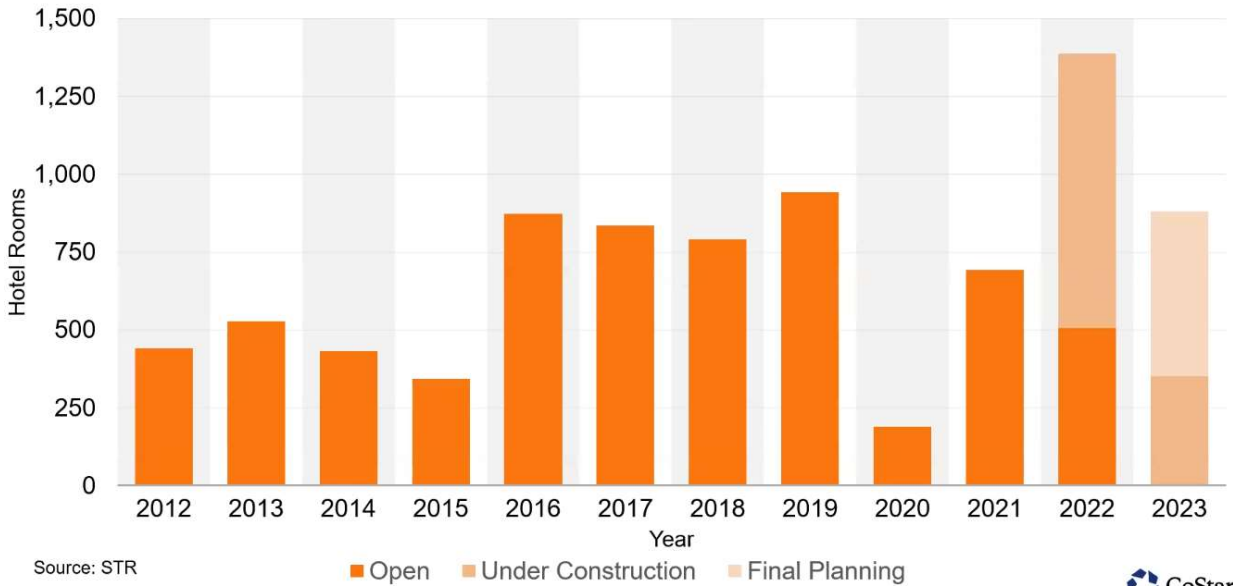


ADR



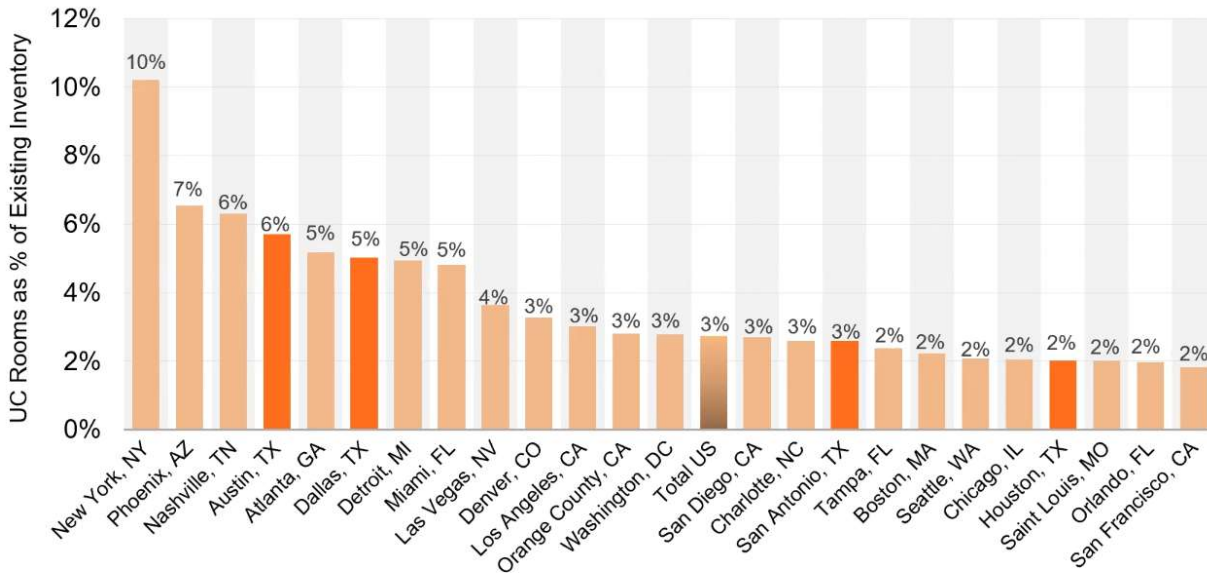
In San Antonio, hotel openings experienced a dramatic ramp-up in 2022 after a few years of limited inventory growth. San Antonio hotel additions had been slower than the national average and peer markets, with just two new hotels opened in 2020 with a total of 189 rooms, adding only 0.4% to the existing inventory.

New Hotel Rooms in San Antonio



In 2021 fewer than 1000 hotel rooms were added per year. From 2020 to 2021 only 900 rooms were added. This year 1400 are either already open or under construction. The 1400 total is the largest increase in San Antonio’s inventory in about a decade.

Rooms Under Construction as Share of Inventory



Industry average 2.7% Pressure on occupancy recovery in some markets as they need time to absorb the new rooms as they come into the market. Conversely, San Antonio is below the US average, less pressure on occupancy recovery from the pipeline.

San Antonio population growth will continue to fuel many aspects of commercial real estate to include hospitality. Not just tourism but also people visiting friends and family in San Antonio. Not just tourism but also visiting friends and family in SA. Job growth nationwide also drives business travel.

Other revenue streams did not have the same recovery as ADR, such as food and beverage. Managers have taken the opportunity to push rates to offset those costs in other areas.

SAN ANTONIO/BEXAR COUNTY HOTEL AVERAGE PERFORMANCE

SUBMARKET INVENTORY

#	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	Rooms	% Market	Rank	Bldgs	Rooms	%	Rank	Bldgs	Rooms	% Market	Rank
1	San Antonio Airport	63	7,606	15.4%	4	0	0	-	-	0	0	0%	5
2	San Antonio CBD	96	15,239	30.8%	1	2	343	2.3%	3	1	252	1.7%	2
3	San Antonio Northeast	134	10,590	21.4%	3	4	285	2.7%	2	2	151	1.4%	3
4	San Antonio Northwest/Sea...	99	11,072	22.4%	2	4	342	3.1%	1	1	99	0.9%	4
5	San Antonio South	88	5,011	10.1%	5	1	87	1.7%	4	2	173	3.5%	1

SUBMARKET PERFORMANCE

#	Submarket	12 Mo Occupancy			12 Mo ADR			12 Mo RevPAR		
		Rank	%	Year Growth	Rank	Per Room	Year Growth	Rank	Per Room	Year Growth
1	San Antonio Airport	1	65.7%	4.9%	4	\$98.67	14.4%	4	\$64.80	20.1%
2	San Antonio CBD	4	62.4%	21.7%	1	\$175.83	21.8%	1	\$109.64	48.2%
3	San Antonio Northeast	5	60.3%	4.4%	2	\$116.41	15.3%	3	\$70.15	20.4%
4	San Antonio Northwest/Sea...	2	63.6%	4.3%	3	\$115.45	12.8%	2	\$73.44	17.7%
5	San Antonio South	3	62.5%	1.7%	5	\$86.35	9.1%	5	\$53.92	10.9%

CBRE CAP RATE SURVEY

Market	Full Service / Branded			Limited Service / Branded	
	Luxury Destination Resort	City Center	Other	City Center	Other
Seattle	6% - 7%	5.5% - 7%	6.5% - 7.5%	6% - 7%	6.5% - 7.5%
New Orleans	7% - 8.5%	6.75% - 8%	7% - 8.5%	7% - 8.5%	7.5% - 9%
Atlanta	6% - 6.75%	7.5% - 8.5%	7.75% - 8.5%	7.75% - 8.5%	8% - 9%
Los Angeles	4.75% - 6.75%	6% - 7.5%	6% - 7.75%	6.5% - 7.75%	6.5% - 8.5%
Austin	6% - 7.5%	6.5% - 7.75%	6.5% - 7.75%	6.75% - 8.25%	7.25% - 8.75%
Columbus	-	7.5% - 8.5%	7.5% - 8.5%	7.5% - 8%	8% - 8.5%
Dallas	6.75% - 8.25%	6.5% - 8%	7% - 8.5%	6.75% - 8.25%	7.5% - 9%
Denver	6.25% - 6.75%	7.5% - 8%	7.75% - 8.5%	7.5% - 8%	7.75% - 8.5%
Phoenix	6% - 7.25%	6.5% - 7.5%	7% - 8.25%	7% - 8%	7.5% - 8.5%
Las Vegas	7% - 8%	7.5% - 8.5%	9.25% - 9.25%	8% - 10%	8% - 10%
Orlando	6% - 7%	6.75% - 7.75%	7.25% - 8.25%	8.5% - 9%	8.75% - 9.25%
New York City	4% - 6%	4.5% - 6%	6% - 8%	5% - 7%	7% - 9%
Phoenix	6% - 7.25%	6.5% - 7.5%	7% - 8.25%	7% - 8%	7.5% - 8.5%
Chicago	6% - 7%	8% - 9%	7.5% - 8.5%	7.5% - 8.5%	8% - 9%
Philadelphia	-	6.5% - 8%	7% - 9%	6.5% - 8.5%	7% - 9%
San Antonio	-	6.75% - 8.25%	7.25% - 8.75%	7% - 8.75%	7.5% - 9%
Sacramento	5% - 6.5%	6.5% - 8%	6.5% - 8%	7% - 8.5%	7% - 8.5%

OPTIMISM IN HOTEL INDUSTRY

San Antonio hosted the NCAA's national convention on January 11-14, 2023. The Grand Hyatt San Antonio River Walk, San Antonio Marriott River Center and San Antonio Marriott Riverwalk provided meeting space and sleeping rooms for the Convention. The Henry B. Gonzalez Convention Center will provide meeting space. Hilton Palacio Del Rio and La Quinta Inn & Suites by Wyndham San Antonio Riverwalk provided sleeping rooms.

US Travel Association's Annual International Trade Show, May 20-24.

The higher inflationary environment will continue to bode well for hotels, resulting in ADR pricing power leading to a lift in revenue on top of still lean operational models. Group travel is still lagging the recovery, but near-term, smaller-group bookings (at newly raised room rates) should help bridge the gap while the industry waits for larger meetings to return.

PLANNED NEW HOTEL CONSTRUCTION



BOUTIQUE HOTEL

Broke ground 2022- the hotel will be a nine-story structure with 275 rooms downtown. The developer will incorporate an 1858 German-English school on the property into a restaurant.



CURIO COLLECTION by HILTON

A curved 17 story hotel with 200 rooms and ground retail space downtown.

SENIOR HOUSING & CARE

OVERVIEW

Senior Housing and Care encompasses the areas of senior independent living, assisted living, memory care and skilled nursing which are valued in two separate groups. Senior Housing covers the independent living (IL) and assisted living/memory care (AL/MC). Senior care covers skilled nursing (SNF).

Independent Living: Lifestyle focused segment, generally age restricted to 55 years or older. These properties allow residents to lead an independent life style that requires minimum or no extra assistance, offer apartments with kitchens or kitchenettes and two to three served meals a day in a restaurant type setting.

Assisted Living: This type of property aids each resident with daily living activities, such as medication, dressing, bathing, meals, laundry and housekeeping. Each resident is evaluated upon admission as to their level of care required.

Memory Care: Similar to assisted living, however, offers a secure and monitored area for residents with diminished cognitive performance. As in Assisted Living, Memory Care offers a variety of care levels at an additional fee over the base rate.

Skilled Nursing & Rehabilitation: A long term care facility that offers 24-hour medical care, with or without sub-acute care, for very frail residents that are totally dependent on nursing care. Typically has a short-term rehabilitation unit for residents needing rehabilitation between hospital and home.

Continuing Care Retirement Centers (CCRCs): Offers a continuum of accommodations and care from independent living through skilled nursing. Most have a buy-in fee or substantial deposit as an entrance fee.

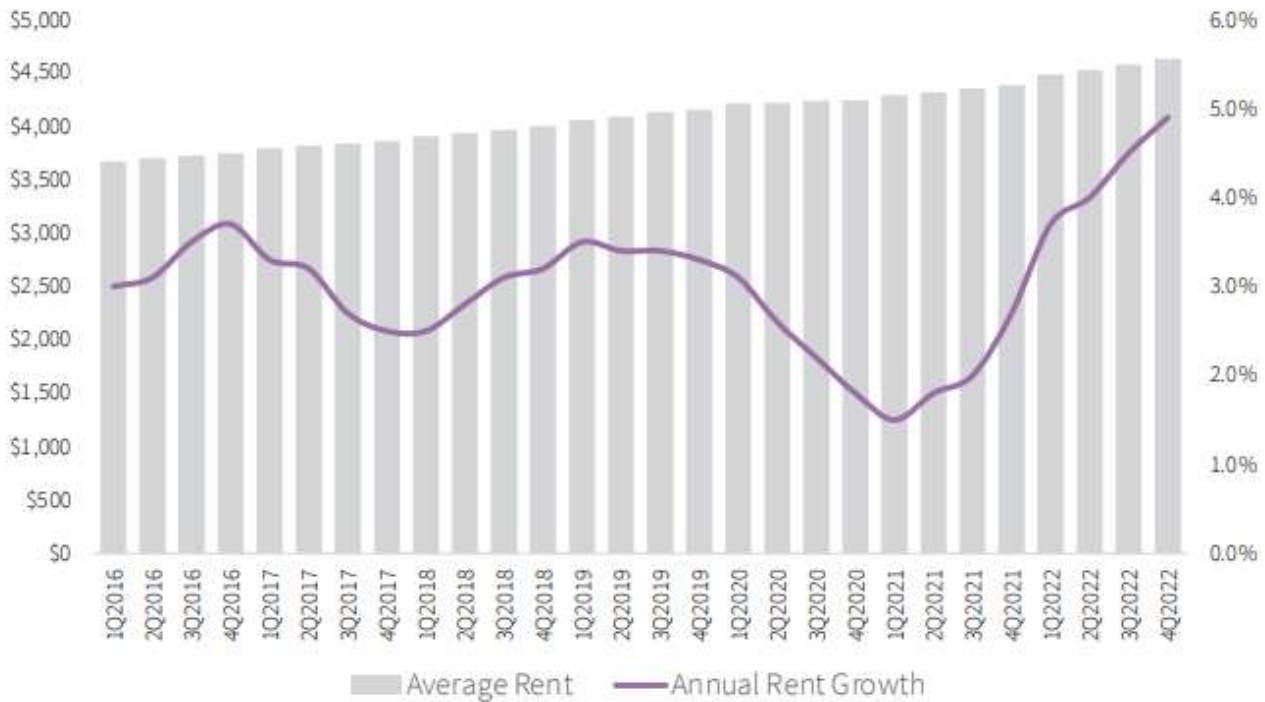
Behavioral Health: Offers care for symptoms associated with mental health, substance abuse and life stresses rather than diseases. Treatment focuses on emotional, psychological and social well-being.

The National Investment Center (NIC) indicates Market Fundamentals for 4Qtr 2020 for Senior Housing as follows:

SENIOR HOUSING RENT TRENDS

Prior to the onset of the COVID-19 pandemic, seniors housing rents had been consistently increasing around 2%-3%. After eight quarters of declining growth, the pace of rent growth picked up and accelerated through 2022. By Q4 2022, primary and secondary markets rents were up 4.9% on an annual basis, as compared to 1.5% at the beginning of 2021.

Rent in seniors housing facilities has been steadily increasing, with annual rent growth picking up across 2022



Source: NIC Map Data Services; Primary and secondary markets

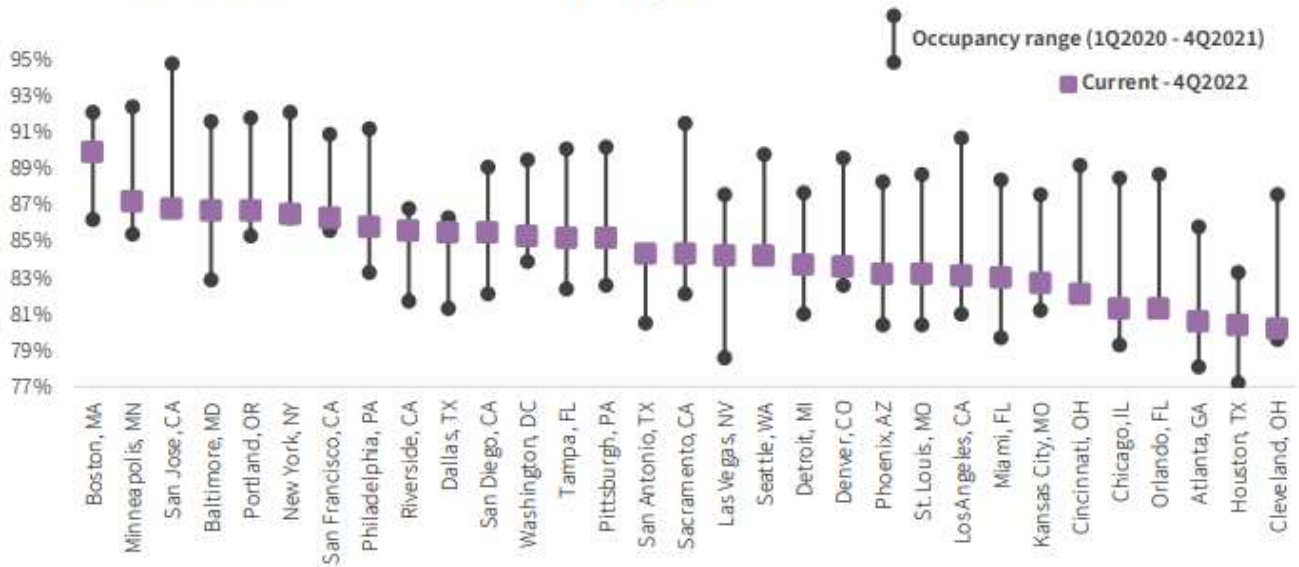
SENIOR HOUSING OCCUPANCY

Stabilized occupancy reached a historic low of 80.3% across primary markets amidst the backlashes of the COVID-19 pandemic. Since then, it has begun its recovery, growing 410 bps to 84.4% in Q4 2022. A similar trend is seen in secondary markets, where stabilized occupancy has grown from 80.3% in Q1 2021 to 85.9% in Q4 2022

While occupancy is up today across all primary markets, some are experiencing faster recovery than others. In San Antonio occupancy has surpassed Q1 2020 levels

Primary Seniors living markets occupancy range throughout the pandemic

All markets are up from their lowest levels over the past eight quarters



Source: NIC Map Data Services

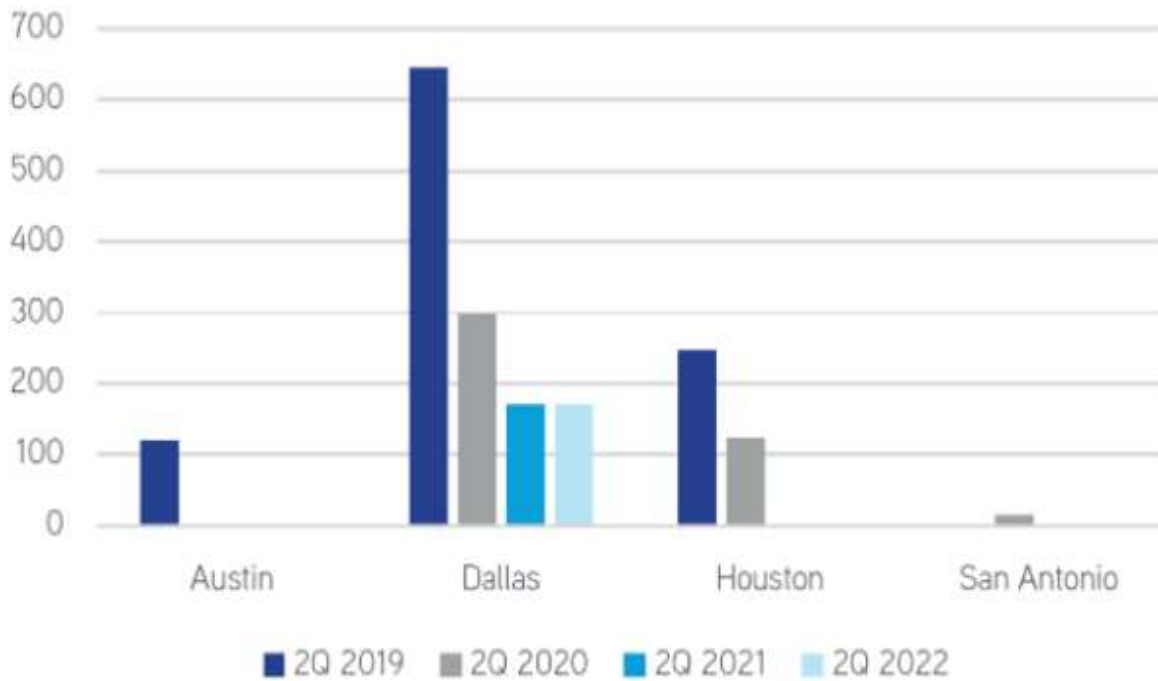
SENIOR HOUSING CONSTRUCTION

Austin, Dallas and Houston had more senior housing units under construction in Q2 2022 than in Q2 2021, while San Antonio had less. In addition, statewide construction of Skilled Nursing facilities (SNF) nearly stopped in the last quarter.

Seniors Housing Units Under Construction

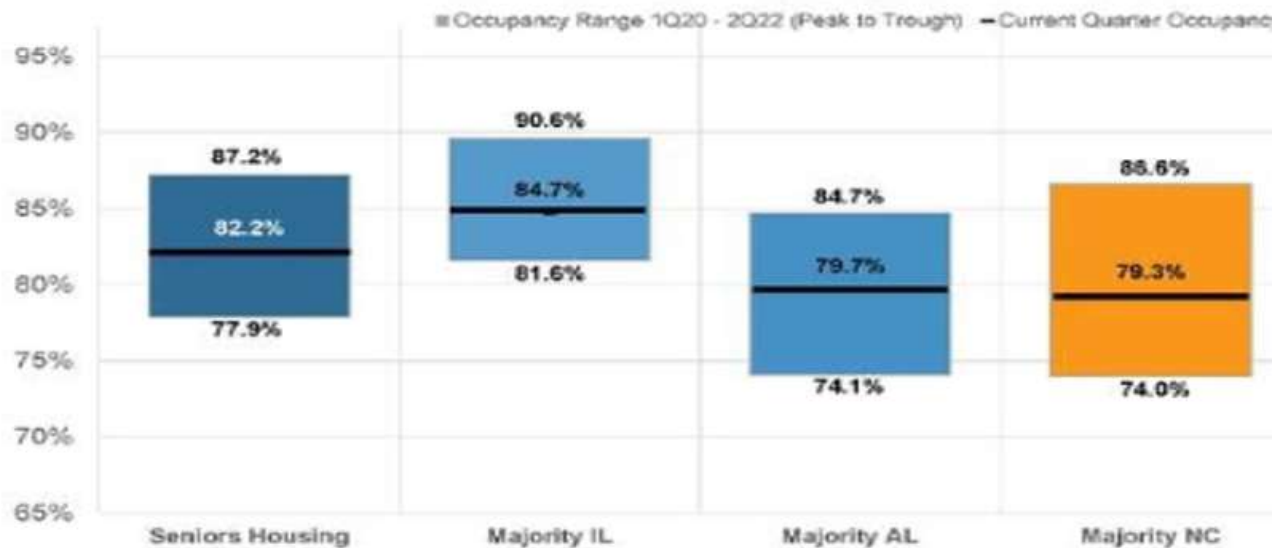


Nursing Care Units Under Construction



SENIOR LIVING OCCUPANCY RECOVERY WELL UNDERWAY, BUT MORE ROOM TO GO

Pandemic Occupancy by Property Type | Primary Markets | As of 3Q22



Source: NIC MAP® Data, powered by NIC MAP Vision

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SENIOR HOUSING-For Senior Housing, occupancy had fallen 9.3 percentage points from its peak of 87.2% in the first quarter of 2020 to its nadir of 77.9% in the second quarter of 2021 and has since recovered 4.3 percentage points to reach 82.2% in the third quarter of this year. This means that another 5.0 percentage points of occupancy must be recovered.

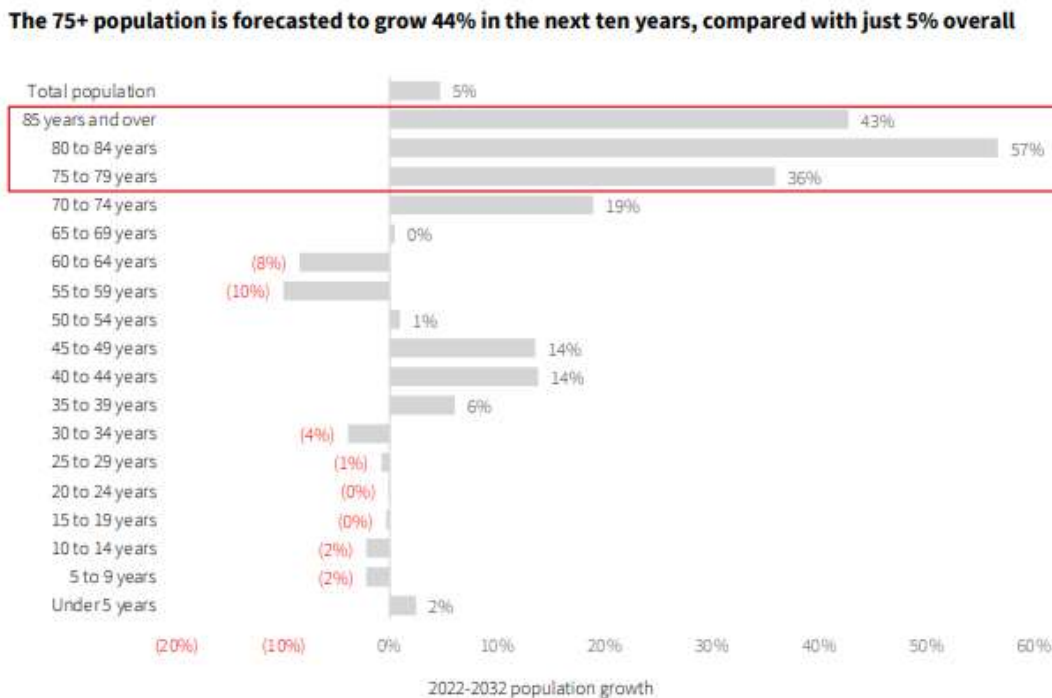
INDEPENDENT LIVING-84.7% in the third quarter of 2022, Independent Living occupancy was 3.0 percentage points above its low point, but remained 4.9 percentage points below its pre-pandemic peak, the same as for Assisted Living.

ASSISTED LIVING- The strongest recovery to date has been Assisted Living. Overall, occupancy is up 5.6 percentage points from its low point of 74.1%, but it remains 5 percentage points below its Q1 2020 pre-pandemic level of 84.7%.

NURSING CARE- Nursing Care occupancy fell a very large 12.6 percentage points and has thus far recovered 5.3 pp of occupancy, but it remains furthest behind its pre-pandemic occupancy at 79.3%, with a 7.3 percentage point gap.

INCREASE IN RETIREES DRIVES LONG TERM DEMAND

Older populations are projected to grow faster than any other age cohort in the United States over the next 10 years as baby boomers continue to age beyond retirement years. According to the U.S. Department of Health & Human Services more than 10,000 people turn 65 years old every day in the United States. Specifically, the 80+ population in the United States is expected to grow by nearly 50%, from 13.9 million to 20.8 million, in the next decade. This underscores the enormous wave of pending demand for additional seniors housing and nursing care facilities. By comparison, total U.S. population growth is projected to be a moderate 4.7% during the same period.



SENIOR HOUSING VALUATION INDEX

JLL Valuation Index

The JLL Valuation Index represents an aggregation of market valuations completed by JLL's Valuation Advisory practice in 2022. The aggregate market values total approximately \$47 billion, or 10% of the estimated seniors housing and care market cap of \$475 billion. The value indications presented in the tables that follow represent statistical ranges of market valuations completed by JLL Valuation Advisory over the past twelve months.

Stabilized indications	Lower decile	Lower quartile	Average	Upper quartile	Upper decile
Majority Independent Living					
Occupancy (%)	88	90	93	95	95
Effective Gross Rev. per Unit (\$)	30,424	35,829	45,801	58,820	75,243
Expense Ratio (%)	54	58	62	68	72
Cap Rate (%)	5.75	6.00	6.50	6.75	7.00
Value per Unit (\$)	140,307	187,198	281,609	374,047	472,820
Majority Assisted Living					
Occupancy (%)	90	92	93	95	95
Effective Gross Rev. per Unit (\$)	39,297	50,170	60,712	73,647	95,382
Expense Ratio (%)	61	66	71	76	82
Cap Rate (%)	5.75	6.25	6.75	7.50	8.00
Value per Unit (\$)	110,960	171,561	246,865	360,742	577,701
Stand-Alone Memory Care					
Occupancy (%)	90	91	93	95	95
Effective Gross Rev. per Unit (\$)	65,778	68,392	72,737	103,108	113,536
Expense Ratio (%)	65	69	75	78	81
Cap Rate (%)	6.75	7.00	7.50	8.50	9.50
Value per Unit (\$)	158,333	184,800	221,429	455,952	548,438
Stand-Alone Nursing Care					
Occupancy (%)	72	82	90	93	95
Effective Gross Rev. per Unit (\$)	71,145	84,589	100,610	120,950	139,905
Expense Ratio (%)	70	77	82	86	90
Cap Rate (%)	11.75	12.00	12.25	12.75	13.00
Value per Unit (\$)	70,674	98,862	138,343	226,771	314,622
CCRC/LPC					
Occupancy (%) ¹	80	82	88	91	95
Effective Gross Rev. per Unit (\$)	51,502	69,698	81,339	88,485	102,049
Expense Ratio (%)	66	73	78	82	83
Cap Rate (%)	6.93	7.38	8.58	8.75	8.90
Value per Unit (\$)	99,759	167,650	220,831	292,500	445,805

¹ The stabilized indications represent the amortized net entrance fee income from entrance fee properties valued by JLL in 2022.

GREATEST CHALLENGES TO SENIOR LIVING

- During pandemic the Assisted Living experienced a faster and larger decline in occupancy than independent living.
- March 2020 – March 2021, Independent Living occupancy dropped to 81.7% from 89.7%.
- Assisted Living in the same period dropped to 74.5% from 81.7%.
- Assisted Living occupancies were more dramatically impacted because senior residents were especially vulnerable to the virus.
- Weak demand negatively impacts occupancy. Local health restrictions slowed mov-ins.
- Tours and visitors limited.
- Families and seniors were fearful of moving into congregate setting where it could easily spread.

IMPACT OF POST-COVID-19 ON SENIOR LIVING

- As fears lessen and restrictions ease Assisted Living is experiencing a significant rebound.
- January 2021 through July 2022, 92 out of the 100 Primary and Secondary markets had a positive change in occupancy.
- The senior living industry is recovering at a near similar rate to the original decline.

BUSINESS PERSONAL PROPERTY MARKET

The 2022 Business Personal Property (BPP) roll consisted of 44,796 accounts at an approximate value of \$18.2 billion; compared to 44,271 in year 2021. Previous year total value was over \$16.3 billion.

The percentage of accounts filing a rendition for year 2022 was approximately 56%. This is a lower percentage of 2021 at 58%. For tax year 2023, the department will continue to hold public workshops to educate our business community.

Amazon is now up to 10 locations in Bexar County with two that began activity in 2022 Hwy 90 and Fischer Rd off IH 35 S. More to come for tax year 2023/2024.

The fracking industry in Bexar County is down to minimal activity. The Haliburton building was purchased by Navistar Manufacturing this company has started production in SE Bexar County tax year 2022.

New attractions for Bexar County; Sea World and Six Flags Fiesta Texas introduced a couple of new rides. River Center Mall brought in the new Sea Life Aquarium.

HEB, Microsoft, Amazon and USAA are among Bexar County's biggest taxpayers. Amazon one million square foot warehouse located at Hwy 90/1604 is now complete with two additional fulfillment centers in Bexar County. For 2022, Navistar and Carvana purchased the corporate offices from Halliburton and BJ Services.

Business as usual for retail, restaurants and theaters after Covid.

Overall, for tax year 2022, it still experienced pandemic issues brought in to lower inventory values and experienced inutility for others.

GEOGRAPHIC INFORMATION SYSTEMS

The Geographic Information Systems (GIS) data has been integrated into the PACS appraisal system, and all district staff can access new map updates one day after the changes are made by the GIS team. The GIS team continues to strive to increase the quality and timeliness of the approximately 80,000 annual ownership and address changes as well as the 21,000 new accounts created or processed each year. Orthographic aerial photography has been integrated into PACS and oblique imagery is readily available via the vendor's website. Both are used regularly to identify new improvements to property.

INFORMATION SYSTEMS

The Information Systems (IS) department continues to make strides to provide reliable and efficient computer systems for our staff at Bexar Appraisal District and for property owners of Bexar County, Texas.

In 2022, we continued to operate under COVID-19 guidelines for the majority of the year in order to keep our staff and public safe. We continue to deploy additional laptops to our staff to create some flexibilities in our operations. The district had a record number of protests and processed over 178,000 protests for 2022. Despite the record number, the district was able to complete certification within the prescribed deadline. Our operations and computer systems are working extremely efficiently in order to produce such high numbers of productivity.

The district's online services continued to be a major part of our operation to provide services to property owners and our customers as we entered the third year of COVID-19 pandemic. Maintaining those services is our highest priority that includes Online Application, Online Appeals, Property and Map Search, self-service appointment, online contact forms, online meeting, electronic signature, and etc.

In early 2022, we implemented a new backup and disaster recovery system that enhances our capability to restore critical systems at an offsite location in case of an emergency. The new backup system has proven to be a very good backup solution because it was a critical part to help us recover from a ransomware attack in late March. Due to an early detection of the attack, combined with the dedication of our staff, support from management, and the new back up system, we were able to restore all the functionalities of our systems in a short amount of time and had a minimal impact to our customers and the public.

As a result of the ransomware attack, we have modified our password and security policy, enabled and utilized Multi Factor Authentication (MFA) technology, enhanced our cyber security training, and upgraded our Endpoint security software. Cyber threats are constant and continually evolving which requires us to be proactive with monitoring, training, planning, and utilizing new technology to protect our systems from attacks. We also upgraded video surveillance and physical access security system. This new unified system allows us to combine multiple systems into one platform. It enhances our building security and operations. As part of the upgrade, old analog cameras have been replaced with cost effective digital cameras.

Lastly, we expanded the use of voice firewall to cover all phone call traffic and channels. This voice firewall protects us from denial-of-service (DDoS) attack, fraud, harassment, and abuse on our phone and call center system. We also implemented our new certified mail system in the first quarter of 2022 in order to improve efficiency in our workflows and save operating costs. We continue to upgrade computer workstations with Windows 10 Operating System within the District to comply with the industry standard.

Records Management

The following tables provide the total number of open records requests and subpoenas processed per year from 2018 through 2022.

	2018	2019	2020	2021	2022
Open Records Requests	2354	2087	1911	2083	2303
% Change from Prior Year	5.6%	-12.79%	-8.43%	9%	10.56%

	2018	2019	2020	2021	2022
Subpoenas	6	1	4	3	3

Destruction

The following table provides the total number of destruction requests processed per year from 2018 through 2022.

	2018	2019	2020	2021	2022
Destruction Requests	223	139	142	100	145

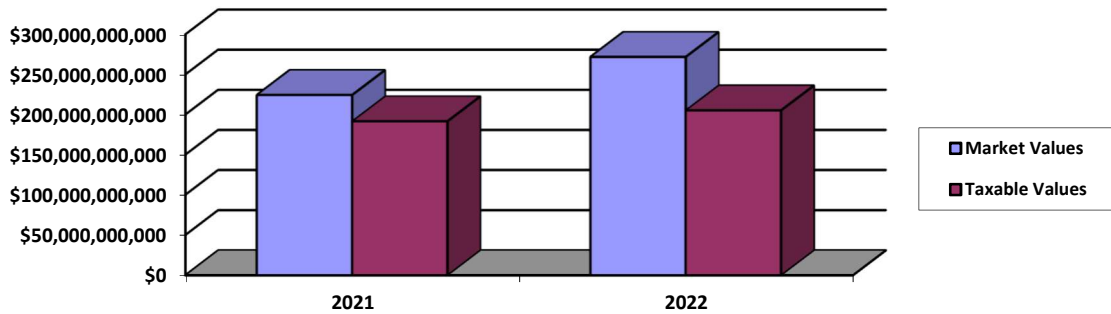
The District moved shred services from Iron Mountain to Shred-It. The Shred-It service company allowed the District to contract eighteen 96-gallon locked recycle bins that are serviced one a month. Shred-It destroyed approximately 64,800 pounds of paper records. These figures do not include routine shredding done in-house using the District's shredders located in Executive Services and Information Systems departments. All destruction was completed in compliance with the Texas State Library Archives Commission adopted control schedules.

Taxable Values

The following table represents the comparison of the market values and taxable values (market values less exemptions and special valuations) for the past two years in the Bexar County taxing jurisdiction as of the July certification. The change in the market and taxable values varied widely among taxing units, and reflected the mix of property types, exemptions, and market conditions within each tax unit.

BEXAR COUNTY (TAX UNIT 11) TAXABLE VALUES

	<u>2021</u>	<u>2022</u>	<u>Change</u>	<u>Percentage Change</u>
Market Value	\$224,401,007,356	\$271,862,361,356	\$47,461,354,000	21.15 %
Taxable Value Before Freeze Loss	\$191,621,280,326	\$205,255,689,260	\$13,634,408,933	7.12%



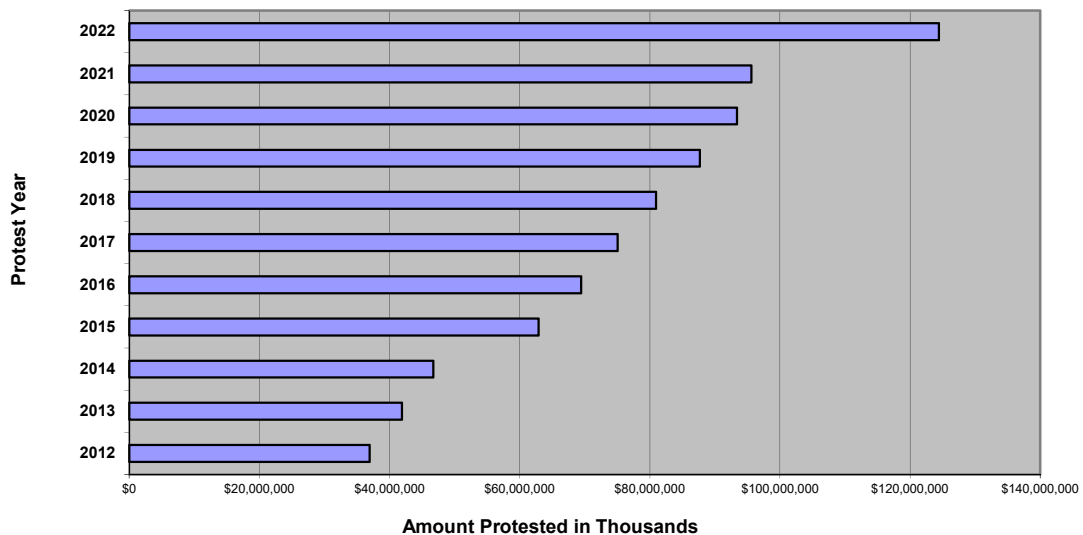
Property Owner Protests

Property owners may protest appraised values placed on their property before the time the appraisal rolls are approved and certified. The protest period is conducted from May to September each year. Property owners typically resolve disagreements about their value, exemptions or other issues in an informal meeting with a district appraiser. If an agreement is not reached informally, the property owner is heard before a panel of the appraisal review board. The panels' recommendations are taken before the full Appraisal Review board for approval. The following table shows the protest activity for the last 11 years.

PROTEST ACTIVITY

Year	Accounts Protested	Value of Accounts	Overall Percent Reduction
2012	51,636	\$36,915,602,586	2.75%
2013	53,063	\$41,903,085,243	3.90%
2014	62,752	\$46,707,004,862	3.70%
2015	89,809	\$62,897,974,161	5.56%
2016	95,285	\$69,429,778,906	5.08%
2017	102,599	\$75,042,679,264	4.53%
2018	107,302	\$80,926,534,228	5.11%
2019	116,092	\$87,676,669,800	6.43%
2020	128,091	\$93,383,224,349	4.69%
2021	136,131	\$95,602,488,574	4.15%
2022	178,410	\$124,434,940,574	6.21%

Value of Protested Accounts



State District Court Litigation

A property owner, be it a person or business organization, who is dissatisfied with the result of an administrative protest hearing, may appeal the appraisal review board decision by filing suit in state district court. The volume of such litigation for the tax year 2022 and the preceding years is summarized in the diagrams below.

MAJOR ACTIVITIES DURING 2022 AND FORECAST FOR 2023

In 2022, 1,252 lawsuits were filed against the District in state district court for tax year 2022. From tax year 2021 the overall number of lawsuits increased, and the actual number of properties litigated increased by 22.27%. The value of the total litigation filed for 2022 increased 58.79% from the prior year.

The following chart shows the number of lawsuits that were filed for each of the past three years. The bulk of the litigation is commercial properties, which includes apartments, hotels, office buildings, shopping centers, and vacant land.

Year	Property Type	Total Lawsuits	Total Number of Accounts	Total Beginning Lawsuit Value
2020	Commercial	1,260	3,155	\$ 26,624,203,510
2020	BPP	45	373	\$ 737,332,500
2020	Residential	20	194	\$ 65,483,872
	Total	1,321	3,722	\$ 27,427,019,882
2021	Commercial	957	2,121	\$ 17,557,384,184
2021	BPP	41	237	\$ 775,881,601
2021	Residential	45	237	\$ 110,625,494
	Total	1,037	2,595	\$ 18,443,891,279
2022	Commercial	1,201	2,687	\$ 28,516,854,652
2022	BPP	39	336	\$ 704,593,190
2022	Residential	20	150	\$ 67,217,830
	Total	1,252	3,173	\$ 29,288,665,672

**Total of all three property types for each year will exclude duplicate lawsuits (e.g., commercial lawsuit and BPP lawsuit with the same cause number will be counted once)*

There was a total of 670 lawsuits comprising of 2,001 accounts from various years that were resolved during the calendar year. This is in comparison to 1023 lawsuits with 3,709 accounts settled during 2021.

The following chart shows the number of settled accounts to date, not by when they were settled, but by their corresponding tax year. So, while the above statement says 670 lawsuits were settled during the year, not all of them involved a property with a 2022 tax year.

Lawsuit Year	Total Lawsuits	Total Properties	Total Beginning lawsuit Value of Resolved Cases	Total Resolved Value	Loss Due to Litigation
2007	490	1347	\$5,640,536,935	\$5,255,273,788	-\$385,263,147
2008	520	1735	\$7,324,781,861	\$6,593,522,280	-\$731,259,581
2009	561	2030	\$7,497,037,932	\$6,652,883,341	-\$844,154,591
2010	461	1467	\$6,674,089,653	\$5,973,970,386	-\$700,119,267
2011	422	1261	\$5,252,051,063	\$4,757,450,201	-\$494,600,862
2012	446	1412	\$6,902,309,981	\$6,340,377,907	-\$561,932,074
2013	659	1653	\$10,856,570,888	\$10,017,036,107	-\$839,534,781
2014	711	2092	\$11,512,982,818	\$10,664,613,068	-\$848,369,750
2015	1036	2808	\$17,934,956,711	\$16,246,297,641	-\$1,688,659,070
2016	1205	3284	\$22,583,859,122	\$20,365,351,711	-\$2,218,507,411
2017	1387	3606	\$26,204,127,843	\$23,536,388,522	-\$2,667,739,321
2018	1380	3864	\$24,823,868,059	\$22,602,852,325	-\$2,221,015,734
2019	1267	3136	\$27,012,196,280	\$24,411,688,646	-\$2,600,507,634
2020	1074	3122	\$25,072,089,261	\$23,250,735,122	-\$1,821,354,139
2021	683	1721	\$14,414,033,812	\$13,515,038,021	-\$898,995,791
2022	151	486	\$3,618,927,125	\$3,388,735,923	-\$230,191,202

State Office of Administrative Hearings

On January 1, 2010, the option for certain property owners to appeal an Appraisal Review Board order to the State Office of Administrative Hearings (SOAH) for a hearing before an Administrative Law Judge (ALJ) became available. This option allows a property owner that disputed either market or appraised value, which is more than \$1,000,000, to appeal the board order to SOAH.

Originally, this option was limited to a pilot program that has been implemented for three years in only Bexar, Cameron, El Paso, Harris, Tarrant, and Travis counties. The 82nd Legislature passed HB2203 which immediately expanded the program to include Collin, Denton, Fort Bend, Montgomery and Nueces Counties and added a fourth year to the program.

In 2022, there were three notice of appeals to SOAH received by the District and all three were settled informally.

2023 Forecast

The District anticipates the following levels of 2023 litigation, binding arbitration, and SOAH:

- It is projected that total number of lawsuits filed with state district court will likely increase;
- Total litigated value will likely increase somewhat due to an increase in overall market value conditions as a result of the current economic forecasts;
- Total number of litigated accounts will likely increase;
- And it is not anticipated that there will be many SOAH appeals in 2023

Other Information

The District's employees were subject to the provisions of the Property Taxation Professional Certification Act. The purpose of this act was to assure the people of Texas that the responsibility of assessing property for taxation is entrusted only to those persons duly registered and competent and that it be practiced and regulated as a learned profession. In 2009, the State Legislature enacted some changes by abolishing the Texas Board of Tax Professional Examiners (BTPE) and transferring its duties to the Texas Department of Licensing and Regulation (TDLR). The TDLR is now responsible for establishing standards of professional practice, conduct, education, registration, certification, and ethics for appraisers, assessors and collectors. Although the TDLR is responsible for establishing standards, the task of developing courses of instruction and training programs remains with public agencies, educational institutions, or private organizations.

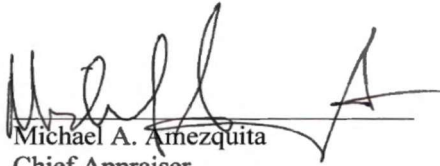
Appraisers have a maximum of five years to complete a specific curriculum to qualify for exams approved by the Property Tax Assistance Division (PTAD) of the Comptroller of Public Accounts and administered by the Texas Department of Licensing and Regulation (TDLR). PTAD approves all curricula and materials for use in training and educating appraisers for property tax professional education courses. The designation of Registered Professional Appraiser (RPA) is conferred on those successfully completing the course of instruction. Not less than 30 hours of continuing education is required for recertification every two years.

The District's website makes a broad range of information available for public access, including: detailed information of the appraisal process, protest and appeal procedures, a tax calendar, and various forms such as exemption applications and business personal property renditions. Users can gain access to real and personal property appraisal records by account number, address, owner's name, and several other search criteria. The site also serves property maps generated from the district's geographical information system (GIS). Notices of bids and proposals, employment opportunities, and a link to the Public Surplus auction website can also be found. The District's website may be accessed at www.bcad.org.

Acknowledgements

The preparation of the Annual Comprehensive Financial Report involves the entire Executive Team staff and their assistants. Managing departmental budgets of the District involved seven directors with primary budget responsibility, which includes directors from each functional department and the Assistant Chiefs.

We are grateful for their stewardship in making this system work smoothly and efficiently. Finally, we wish to thank our independent auditor Weaver, whose professional competence and leadership has assisted us in developing this award-class report. The District has participated in and awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association for the **past eighteen years**.



Michael A. Arnezquita
Chief Appraiser



Crystal Khantharoth
Finance Director





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Bexar Appraisal District
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morrill

Executive Director/CEO

APPRAISAL PROCESS

RECORDS MAINTENANCE

Maintain the accuracy of the inventory of accounts to be valued including: REAL PROPERTY: 1) Updating of ownership based on deed transactions. 2) Updating of legal descriptions as a result of splits or combinations of property. 3) Maintain the proper jurisdiction linkage on each account. PERSONAL PROPERTY: 1) Updating ownership. 2) Add and delete accounts based on January 1 value.

DATA COLLECTION

REAL PROPERTY: 1) List the property characteristics associated with all new improvements each year. 2) Periodically review and update existing property characteristics. PERSONAL PROPERTY: 1) Determine proper Standard Industrial Codes. 2) Determine all property characteristics such as quality and quantity of inventory.

DATA ENTRY

After data collection, enter all property characteristics to the appropriate computer files.

MARKET ANALYSIS

Collect and analyze all market information such as 1) sales of residential, commercial, and land accounts; 2) current occupancy and rental rates associated with commercial properties; and 3) current construction costs associated with residential and commercial properties. Update cost schedules, market and income models associated with the mass valuation of all real and personal property.

VALUE ALL REAL AND PERSONAL PROPERTY

Determine values for all properties using individual property characteristics and schedules and models tailored to specific types of property in defined neighborhoods or specified property use types.

REVIEW AND SELECT FINAL VALUES

Review all computer-generated values using automated and manual techniques, and select final, most appropriate value for each property.

**REVIEW REQUESTS FOR SPECIAL
VALUATION AND DETERMINE
VALUES**

**PROCESS EXEMPTION APPLICATIONS
AND APPLICATIONS FOR DEFERRAL
AND TAX ABATEMENTS**

**NOTIFY PROPERTY OWNERS
By April 1st, or as soon thereafter as practicable**

PROCESS HEARINGS ASSOCIATED WITH PROPERTY OWNER PROTESTS – MAY-SEPTEMBER

PRODUCE AND DELIVER CERTIFIED ROLLS TO TAXING UNITS –

By July 25th or when 90% of the total appraisal roll value is ready to be certified as allowed by Tax Code Sec. 41.12(c)(2)

PROCESS CORRECTIONS TO CERTIFIED ACCOUNTS AND ADDITION OF NEW ACCOUNTS

1) Late protests 2) Clerical errors 3) Substantial errors 4) Litigation

PERIODICALLY PRODUCE CORRECTION AND SUPPLEMENTAL ROLLS FOR EACH TAX YEAR

DISTRICT OFFICIALS

Bexar Appraisal District
Board of Directors
2022

CHERI BYROM
Chair

TRISH DEBERRY
Vice-Chair

JON FISHER
Secretary

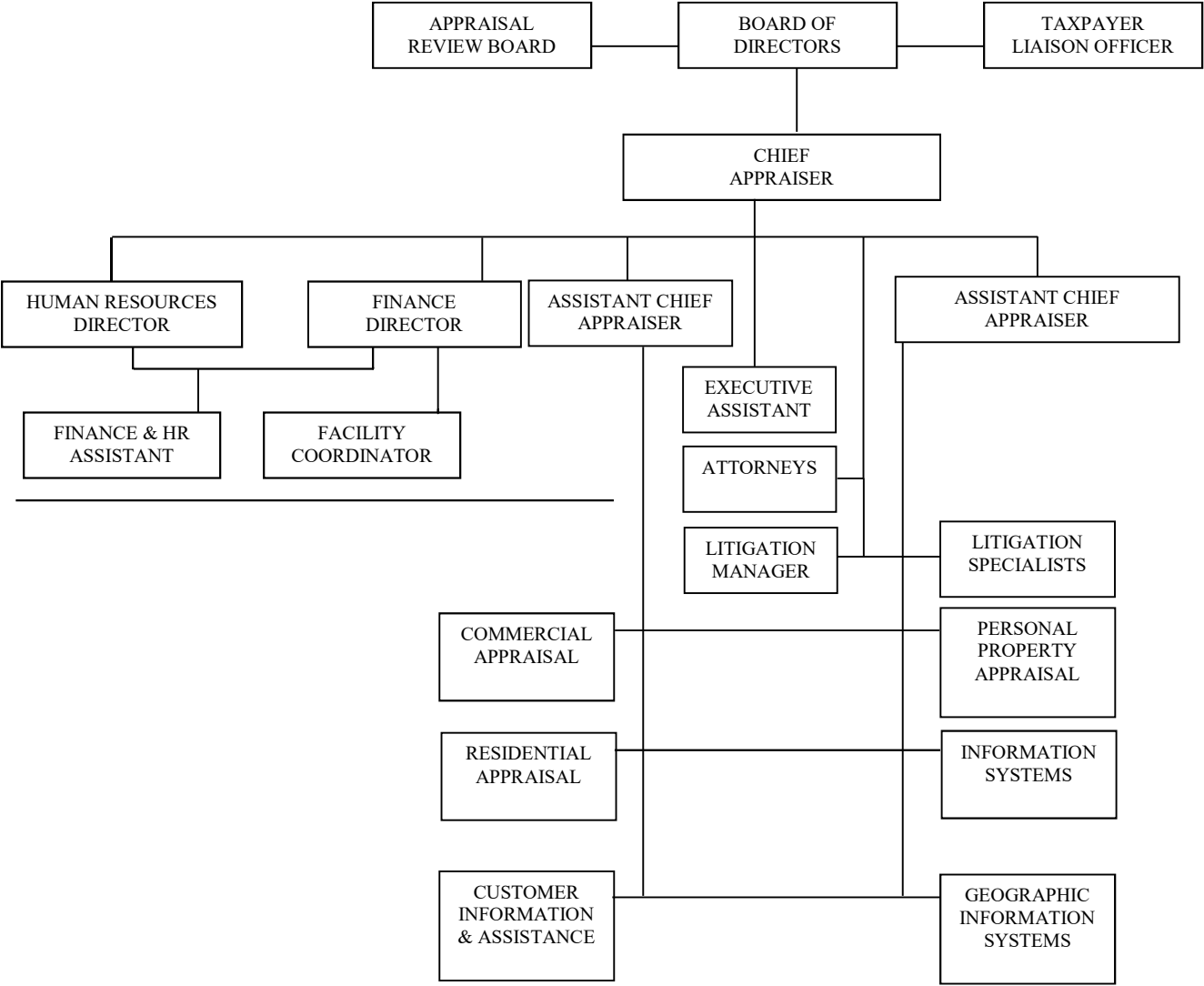
ADRIANA ROCHA GARCIA
Councilwoman, District 4

DAVE GANNON
Member

ALBERT URESTI
Tax Assessor-Collector

MICHAEL A. AMEZQUITA
Chief Appraiser

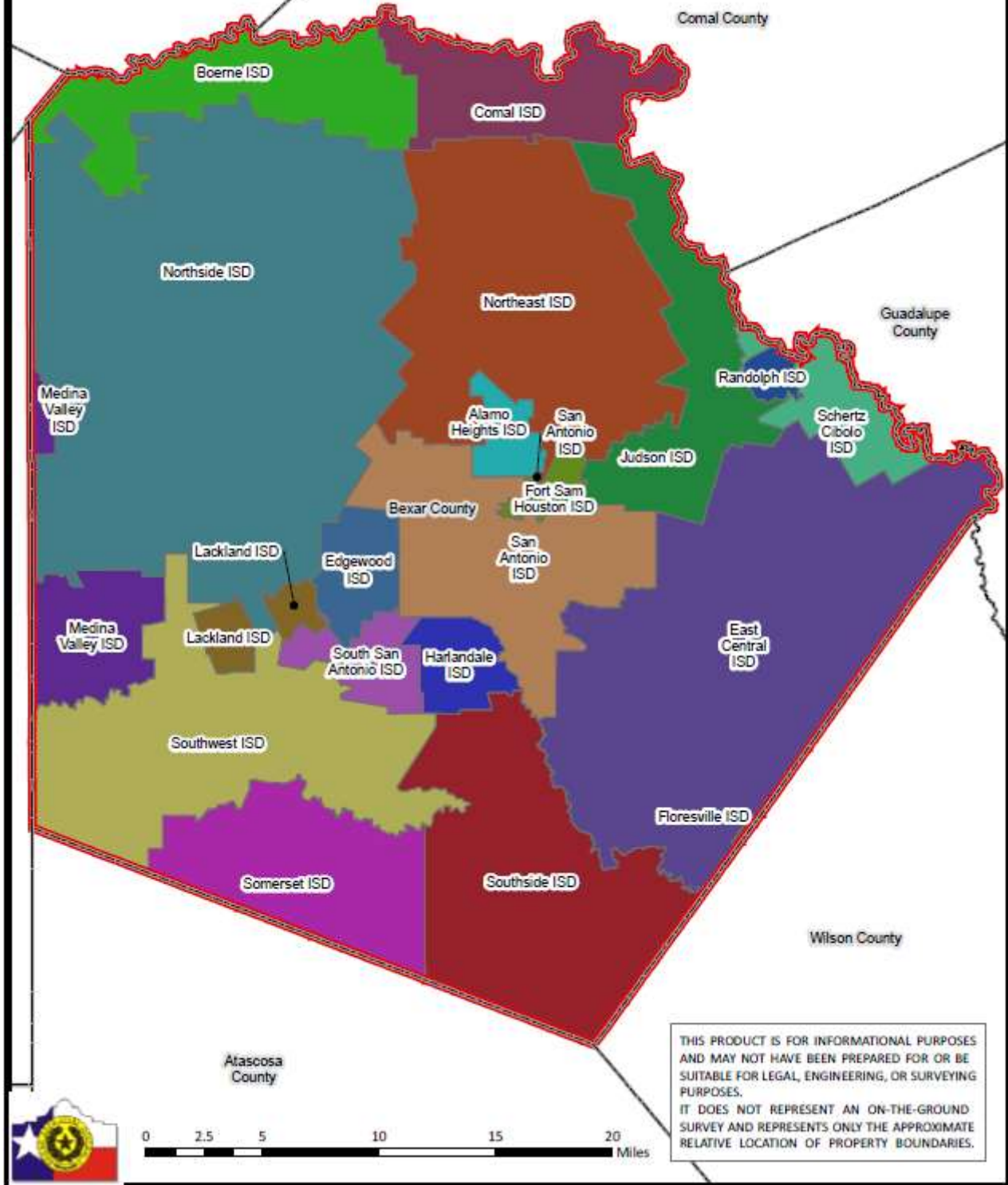
BEXAR APPRAISAL DISTRICT ORGANIZATIONAL CHART 2022



<u>Total Positions</u>	
Executive Services	16
Commercial	19
Residential	55
Personal Property	17
Information Systems	10
Customer Info & Assistance	35
Geographic Info Systems	16
Total	167

Bexar County School Districts

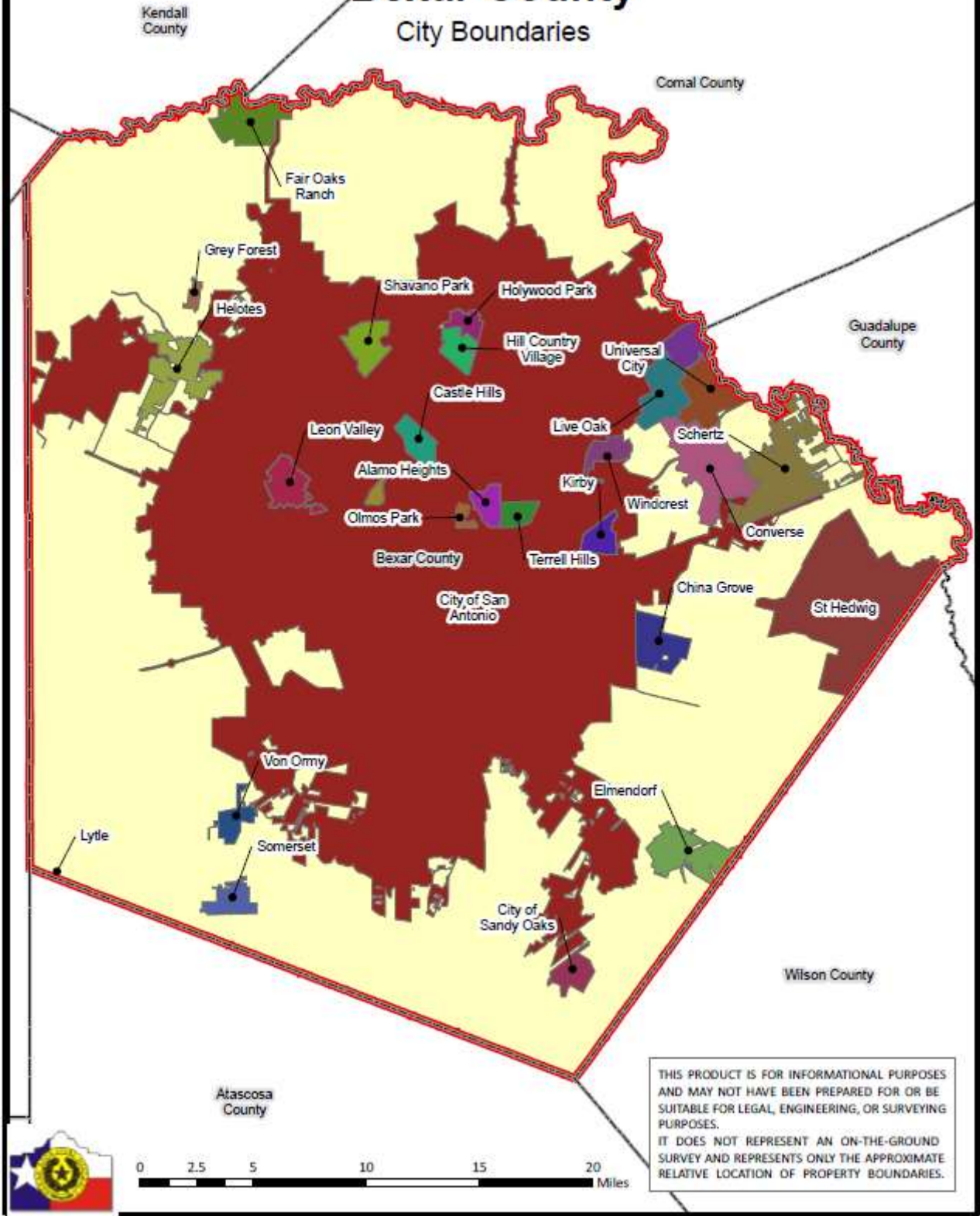
MAP CREATED: 4/6/2023



Bexar County

City Boundaries

MAP CREATED: 4/6/2023



Financial Section





Independent Auditor's Report

To the Board of Directors
Bexar Appraisal District
San Antonio, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the major fund and the aggregate remaining fund information of Bexar Appraisal District (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the major fund, and the aggregate remaining fund information of the District, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Board of Directors
Bexar Appraisal District

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The schedule of levies from tax units is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The schedule of levies from tax units is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of levies from tax units is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas
June 8, 2023



Bexar Appraisal District San Antonio, Texas

Management's Discussion and Analysis

As management of the Bexar Appraisal District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the District's financial activities for the year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with additional information furnished in our letter of transmittal, which can be found in the Introductory Section of this report.

FINANCIAL HIGHLIGHTS

The assets and deferred outflow of resources exceeded its liabilities and deferred inflow of resources at the close of the 2022 year by \$7,937,340 (net position) (\$5,312,728 in 2021). Of this amount, \$4,240,530 reflects unrestricted net position.

The change in net position from operations from 2021 to 2022 was an increase of \$2,624,612 (increase of \$808,471 in 2021). The increase is mostly attributable to the change in net pension liability to a net pension asset and related accounts reported in 2021 versus 2022.

As of the close of the 2022 year, the District's governmental fund (General Fund) reported an ending fund balance of \$6,702,937 (\$6,268,284 in 2021), an increase in comparison with the prior year due to actual expenditures being under budget and resulting in excess revenue.

The District issued no debt in year 2022. The outstanding long-term liabilities other than pension and OPEB at the end of year 2022 were \$1,237,765 (\$1,149,712 in 2021), which was comprised solely of compensated absences.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to financial statements. This report also contains required supplementary information and statistical information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, using accounting methods similar to a private-sector business. These statements include all assets and liabilities on the accrual basis of accounting. All current year revenues and expenses are taken into account regardless of when the cash is received or paid. The statement of net position presents information on all District assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

The government-wide financial statements should distinguish functions of the District principally supported by the District's taxing units and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). All the District's activities are governmental. The District is the primary government and has no component units.

Fund Financial Statements

Traditional users of governmental financial statements will find the fund financial statement presentation more familiar. Fund financial statements provide more information about the governmental entity's most significant funds – not the entity as a whole. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District maintains one governmental fund, its General Fund. This fund is presented in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balance.

The District adopts an annual budget for its General Fund. A budgetary comparison schedule has been provided as required supplementary information (RSI) for the General Fund to demonstrate compliance with this budget.

Fiduciary Funds – Fiduciary funds are used to account for assets held in a trust or custodial capacity for others and, therefore, cannot be used to support the government's own programs. The District maintains one custodial fund that falls into this category. A custodial fund is used to report resources held by the District in a purely custodial capacity. Custodial funds typically involve only the receipt, temporary investment, and remittance of resources to individuals, private organizations, or other governments.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) concerning the District's progress in funding its obligation to provide pension benefits and other postemployment health care benefits to its employees and budgetary comparison schedules.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the District's case, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$7,937,340 at December 31, 2022 (\$5,312,728 in 2021).

The District's capital assets represent investments in land, building and improvements, furniture, office equipment, computers, and peripherals. Approximately 16% of the total assets are capital assets. The District uses these capital assets to provide services to the taxing units and the citizens and property owners of Bexar County; consequently, these assets are not available for future spending.

	Governmental Activities		Percentage Change
	2022	2021	
ASSETS			
Cash and cash equivalents	\$ 9,607,584	\$ 9,494,412	1.19%
Other current assets	3,297,305	2,168,023	52.09%
Net pension asset	6,959,348	-	100.00%
Property and equipment - net	3,696,810	3,623,119	2.03%
Total assets	<u>23,561,047</u>	<u>15,285,554</u>	54.14%
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pension	4,261,300	5,947,514	-28.35%
Deferred outflows related to OPEB	170,218	51,066	233.33%
Total deferred outflows of resources	<u>4,431,518</u>	<u>5,998,580</u>	-26.12%
Total assets and deferred outflows of resources	<u><u>\$ 27,992,565</u></u>	<u><u>\$ 21,284,134</u></u>	31.52%
LIABILITIES			
Current	\$ 6,667,379	\$ 5,779,192	15.37%
Noncurrent	1,211,003	6,915,667	-82.49%
Total liabilities	<u>7,878,382</u>	<u>12,694,859</u>	-37.94%
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pension	12,096,414	3,251,647	272.01%
Deferred inflows related to OPEB	80,429	24,900	223.01%
Total deferred inflows of resources	<u>12,176,843</u>	<u>3,276,547</u>	271.64%
NET POSITION			
Investment in capital assets	3,696,810	3,623,119	2.03%
Unrestricted net position	4,240,530	1,689,609	150.98%
Total net position	<u>7,937,340</u>	<u>5,312,728</u>	49.40%
Total liabilities, deferred inflows of resources and net position	<u><u>\$ 27,992,565</u></u>	<u><u>\$ 21,284,134</u></u>	31.52%

At December 31, 2022, the District had \$7,937,340 in total net position (\$5,312,728 in 2021). Of this amount, \$4,240,530 represents unrestricted net position (\$1,689,609 in 2021).

	Governmental Activities		Percentage Change
	2022	2021	
Revenues			
Program revenues			
Levies from tax units	\$ 19,884,867	\$ 17,939,267	10.85%
General revenues			
Investment income	28,636	4,125	594.21%
Miscellaneous income	94,984	96,900	-1.98%
Total revenues	<u>20,008,487</u>	<u>18,040,292</u>	10.91%
Expenses			
Appraisal support	8,862,086	8,639,164	2.58%
Information systems	2,209,029	2,058,028	7.34%
Appraisal services	6,312,760	6,534,629	-3.40%
Total expenses	<u>17,383,875</u>	<u>17,231,821</u>	0.88%
Change in net position	<u>2,624,612</u>	<u>808,471</u>	224.64%
Net position, beginning of year	<u>5,312,728</u>	<u>4,504,257</u>	17.95%
Net position, end of year	<u><u>\$ 7,937,340</u></u>	<u><u>\$ 5,312,728</u></u>	49.40%

The change in net position from 2022 to 2021 was an increase of \$2,624,612. The increase is mostly attributable to the change in net pension liability to a net pension asset and related accounts reported in 2021 versus 2022.

Financial Analysis of the District's Funds

As noted earlier, the District uses funds accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the District's Governmental Funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

At December 31, 2022, the General Fund reported a fund balance of \$6,702,937, which represents an increase of \$434,653 from 2021 due to actual expenditures being under budget and resulting in excess revenue. Of this balance, \$3,181,374 represents unassigned fund balances available for the general use of the District. This unassigned fund balance includes a minimum fund balance of one month of expenditures plus \$1,300,000 as approved by the Board. The remaining fund balance is classified as nonspendable or assigned for items such as digital orthophotography, retirement funding, technology reserve, capital assets, litigation expenses, fence reserve, roof reserve, building upgrades, homestead exemption and outreach, COLA retention, and surplus to be returned to tax units. During 2022, \$305,400 was refunded to the taxing units versus \$854,623 in 2021.

General Fund Budgetary Highlights

An annual budget is legally adopted for the General Fund only and was not amended in 2022. Expenditures were under budget by \$664,434 mostly a result of salaries and related payroll expenses as the District was not being able to fill all positions originally budgeted for. Tax unit funding, representing 99% of the District's revenues, does not fluctuate.

Capital Assets

At the end of 2022, the District's investment in capital assets for its governmental activities was \$3,696,810 (net of accumulated depreciation). This investment in capital assets includes land, building and improvements, furniture, office equipment, computers, and peripherals. For more detail on capital assets, refer to Note 3 on page 31 in the financial statements.

CHANGE IN CAPITAL ASSETS – GOVERNMENTAL ACTIVITIES

	Balance at December 31, 2021	Additions	Deletions	Balance at December 31, 2022
Land	\$ 2,249,539	\$ -	\$ -	\$ 2,249,539
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	4,179,891	378,399	(68,868)	4,489,422
Accumulated depreciation	(6,306,313)	(304,708)	68,868	(6,542,153)
	<u>\$ 3,623,119</u>	<u>\$ 73,691</u>	<u>\$ -</u>	<u>\$ 3,696,810</u>

LONG-TERM LIABILITIES

At the end of 2022, the District had total accrued sick and vacation leave payable of \$1,237,765. The District has no other long-term liabilities outstanding in 2022 other than OPEB. For more detail on long-term liabilities, refer to Note 3 on page 31 in the financial statements.

ECONOMIC FACTORS

The District's Board of Directors approved a \$23,674,800 budget for the 2023 year. This is a \$3,436,532 increase from 2022. Additional information about the economic condition and outlook can be found in the transmittal letter at the beginning of this report.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning this report or requests for additional financial information should be directed to Crystal Khantharoth, Finance Director, 411 North Frio, Post Office Box 830248, San Antonio, Texas 78283-0248. For information about services, property values, appraisal process, exemptions, and other appraisal information, visit the District's web site at <http://www.bcad.org>.



Basic Financial Statements



Bexar Appraisal District
Statement of Net Position
December 31, 2022

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 9,607,584
Receivables	3,155,680
Prepaid items	141,625
Net pension asset	6,959,348
Land	2,249,539
Furniture and equipment, net	1,447,271
	<hr/>
Total assets	23,561,047
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to pension	4,261,300
Deferred outflows related to OPEB	170,218
	<hr/>
Total deferred outflows of resources	4,431,518
LIABILITIES	
Current Liabilities:	
Accounts payable	295,252
Unearned revenue	5,906,700
Compensated absences, due within one year	465,427
Noncurrent liabilities:	
Compensated absences, due in more than one year	772,338
OPEB liability	438,665
	<hr/>
Total liabilities	7,878,382
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to pension	12,096,414
Deferred inflows related to OPEB	80,429
	<hr/>
Total deferred inflows of resources	12,176,843
NET POSITION	
Investment in capital assets	3,696,810
Unrestricted net position	4,240,530
	<hr/>
TOTAL NET POSITION	\$ 7,937,340
	<hr/> <hr/>

The accompanying notes are an integral part of this statement.

Bexar Appraisal District
Statement of Activities
Year Ended December 31, 2022

Functions/Programs	Expenses	Program Revenues	Changes in Net Position
		Charges for Services	Governmental Activities
PRIMARY GOVERNMENTAL ACTIVITIES			
Appraisal services	\$ 17,383,875	\$ 19,884,867	\$ 2,500,992
General revenues			
Investment income			28,636
Miscellaneous income			94,984
			123,620
Total general revenues			123,620
Change in net position			2,624,612
Net position, beginning of year			5,312,728
NET POSITION, end of year			\$ 7,937,340

The accompanying notes are an integral part of this statement.

Bexar Appraisal District
 Balance Sheet
 Governmental Funds – General Fund
 December 31, 2022

	General Fund
ASSETS	
Cash and cash equivalents	\$ 9,607,584
Receivables	3,155,680
Prepaid items	141,625
TOTAL ASSETS	\$ 12,904,889
LIABILITIES	
Accounts payable	\$ 295,252
Unearned revenue	5,906,700
Total liabilities	6,201,952
FUND BALANCE	
Nonspendable	141,625
Assigned	
Retirement funding	354,999
Capital assets	900,000
Homestead exemption and outreach	220,000
Digital orthophotography	100,000
Litigation expenses	500,000
Technology reserve	175,000
Fence reserve	13,611
Roof reserve	105,214
Building upgrades	250,751
COLA Retention	275,000
Surplus to be returned to tax units	485,363
Unassigned	3,181,374
Total fund balance	6,702,937
TOTAL LIABILITIES AND FUND BALANCE	\$ 12,904,889

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Reconciliation of Governmental Funds –
Balance Sheet to the Statement of Net Position
December 31, 2022

TOTAL FUND BALANCE – GOVERNMENTAL FUNDS BALANCE SHEET	\$ 6,702,937
Adjustments for the statement of net position	
Capital assets are not reported in the fund financial statements	3,696,810
Net pension asset is not recorded in the fund financial statements	6,959,348
OPEB liability is not recorded in the fund financial statements	(438,665)
Deferred outflow related to pension is not recorded in the fund financial statements	4,261,300
Deferred outflow related to OPEB is not recorded in the fund financial statements	170,218
Deferred inflow related to pension is not recorded in the fund financial statements	(12,096,414)
Deferred inflow related to OPEB is not recorded in the fund financial statements	(80,429)
Compensated absences are not recorded as liabilities in the fund financial statements	<u>(1,237,765)</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES – STATEMENT OF NET POSITION	<u>\$ 7,937,340</u>

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Statement of Revenues, Expenditures, and Changes in
Fund Balance – Governmental Funds – General Fund
For the Year Ended December 31, 2022

	General Fund
REVENUES	
Levies from tax units	\$ 19,884,867
Investment income	28,636
Miscellaneous income	94,984
	<hr/>
Total revenues	20,008,487
	<hr/>
EXPENDITURES	
Current	
Appraisal support	9,770,311
Information systems	2,425,387
Appraisal services	6,999,737
Capital outlay	378,399
	<hr/>
Total expenditures	19,573,834
	<hr/>
Net change in fund balance	434,653
	<hr/>
Fund balance, beginning of year	6,268,284
	<hr/>
FUND BALANCE, end of year	\$ 6,702,937
	<hr/> <hr/>

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Reconciliation of Statement of Revenues, Expenditures, and Changes in
Fund Balance – Governmental Funds to the Statement of Activities
December 31, 2022

Net change in fund balance – governmental funds	\$	434,653
Adjustments for the statement of activities		
Capital outlays are not reported as expense in the statement of activities		378,399
The depreciation of capital assets used in governmental activities is not reported in the governmental funds		(304,708)
Change in net pension and related accounts is not recorded in the governmental funds		2,213,426
Change in OPEB liability and related accounts is not recorded in the governmental funds		(9,105)
Change in compensated absences is not recorded in the governmental funds		(88,053)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES – STATEMENT OF ACTIVITIES	\$	<u>2,624,612</u>

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Statement of Fiduciary Net Position –

Custodial Fund

December 31, 2022

	Custodial Fund
ASSETS	
Cash and cash equivalents	\$ 19,749
NET POSITION	
Restricted for Employee Event Committee (EEC)	\$ 19,749

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Statement of Changes in Fiduciary Net Position –
Custodial Fund
For the Year Ended December 31, 2022

	<u>Custodial Fund</u>
ADDITIONS	
Employee contributions	\$ 13,792
DEDUCTIONS	
Program expenses	11,704
Net increase in fiduciary net position	2,088
Net position, beginning of year	17,661
NET POSITION, end of year	<u>\$ 19,749</u>

The accompanying notes are an integral part of this statement.

Bexar Appraisal District

Notes to the Financial Statements

Note 1. Summary of Significant Accounting Policies

District Formation and Reporting Entity

Bexar Appraisal District, Texas (the District) was created upon the enactment of the Texas Property Tax Code by the 66th Texas State Legislature in 1979. The District's first year of full operations was 1981. The District was created to provide various taxing jurisdictions with appraisals of property subject to *ad valorem* taxation in Bexar County, Texas. The District's Board of Directors is appointed by the taxing jurisdictions within its boundaries.

As required by accounting principles generally accepted in the United States of America, these financial statements present the results of the District and do not include any component units for which the District is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of a government's operations and, therefore, data from these units would be combined with data of the government.

The District did not have any entities which meet the component unit criteria. Therefore, the reporting entity is limited to those departments that comprise the District's legally adopted jurisdiction.

Government-Wide and Fund Accounting

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. Both the government-wide and fund financial statements (within the basic financial statements) categorize primary activities as governmental. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

The government-wide financial statements report information on all non-fiduciary activities of the primary government.

The statement of net position is presented using a full accrual, economic resource basis designed to display the financial position of the primary government, excluding fiduciary activities. Governments report all capital assets, including infrastructure, in the government-wide statement of net position and report related depreciation expense, the cost of "using up" capital assets, in the statement of activities, as well as long-term liabilities. The net position of a government is divided into three categories: (1) net investment in capital assets, (2) restricted, (3) unrestricted.

The government-wide statement of activities reflects both the gross and net cost per functional category, which is otherwise being supported by general governmental revenues. The statement of activities reduces gross expenses (including depreciation) by related program revenues. The program revenues must be directly associated with the function. The District does not allocate indirect expenses.

The District generally first uses restricted assets for expenses incurred for which both restricted and unrestricted assets are available. The District may defer the use of restricted assets based on a review of the specific transaction.

The governmental funds major fund statement in the fund financial statements is presented on a current financial resource and modified accrual basis of accounting. This is the manner in which these funds are normally budgeted. Since the governmental funds statements are presented on a different measurement focus and basis of accounting than the government-wide statement's governmental column, a reconciliation is presented which briefly explains the adjustments necessary to reconcile fund-based financial statements with the governmental activities column of the government-wide presentation.

Bexar Appraisal District

Notes to the Financial Statements

The focus of the reporting model is on the District as a whole and the fund financial statements, including the major individual fund of the governmental category.

In the fund financial statements, the accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Following is a description of the various funds:

- **Governmental funds** – Governmental funds are those funds through which most governmental functions are typically financed. The District presents one governmental fund:
 - **General fund** – The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include levies from tax units and charges for services. Expenditures include appraisal support, information systems (IS), appraisal services, and capital expenditures.
- **Fiduciary funds** – Fiduciary funds are those funds that report assets held in a custodial capacity for others and, therefore, cannot be used to support the government's own programs. The District presents one fiduciary fund:
 - **Custodial fund** – The custodial fund is used to report assets held in a purely custodial capacity. The District's custodial fund is the Employee Event Committee (EEC) fund, and reports assets held for the benefit of its employees. The Employee Assistance Program (EAP) contributions are optional and contribute to the EEC fund for employee events, such as birthday or retirement celebrations. Contributions may also be made outside of the EAP.

Basis of Accounting

The government-wide reporting model includes financial statements prepared using full accrual accounting for all the government's activities. This approach includes not just current assets and liabilities, but also capital assets and long-term liabilities, such as building and infrastructure and general obligation debt. Accrual accounting reports all the revenues and costs of providing services each year, not just those received or paid in the current year or soon thereafter, as in the case with the modified accrual basis of accounting.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases, (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) as changes in fund balance.

The District utilizes the modified accrual basis of accounting in the governmental funds types. Under the modified accrual basis of accounting, revenues are recognized in the accounting period when they are susceptible to accrual (i.e., when they are measurable and available). Measurable means the amount of transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if it is collected within sixty (60) days of the end of the current fiscal period. Revenues susceptible to accrual include charges for services and interest on temporary investments.

Under modified accrual accounting expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for interest on long-term debt, which is recognized when due, and compensated absences, which are recognized when the liability has matured.

Bexar Appraisal District

Notes to the Financial Statements

Budgetary Comparison Schedules

Demonstrating compliance with the adopted budget is an important component of a government's accountability to the public. Many governments revise their original budget throughout the year for a variety of reasons. Governments will provide budgetary comparison information in their annual reports, including the government's original budget to the current comparison of the final budget and actual results.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Cash and Cash Equivalents

The District considers all deposits and investments with an original maturity of three months or less to be cash and cash equivalents.

Deposits and Investments

For District investments, both the statutes of the State of Texas and policies mandated by the District's Board of Directors, when more restrictive, authorize the District to invest only in certificates of deposit (CDs) or mutual funds issued by federally insured banks or savings and loan associations in Bexar County, Texas.

In accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized cost.

Accounts Receivables and Revenue Recognition

The District's primary revenue source is from assessments to taxing jurisdictions for services provided by the District. Assessments are imposed annually based on the amount approved by the Board of Directors in the annual budget. As required by law, the assessment is allocated in four (4) equal payments due on the last day of each quarter, with the first quarterly payment due before January 1 of the year in which the budget takes effect. Such assessments become delinquent if unpaid on the due date. Assessments applicable to the District's subsequent year are recorded as unearned revenue.

The taxing units participating in the appraisal district fund the District. The annual allocation to the taxing units is based upon the proportion of each taxing unit's property tax levy bears to the sum of the tax levies of all participating taxing units. Taxing units pay their share quarterly with the first quarter due by December 31 of the year before the budget takes effect. The taxing units paid approximately 100% of their property tax levy for appraisal district services in 2022.

Miscellaneous income consists mainly of late rendition penalties owed to the District and are recognized when received.

Allowance for Doubtful Accounts

The allowance for doubtful accounts is established as losses are estimated to have occurred through a provision for bad debts charged to earnings. Losses are charged against the allowance when management believes the uncollectability of a receivable is confirmed. Subsequent recoveries, if any, are credited to the allowance. The allowance for doubtful accounts is evaluated on a regular basis by management and is based on historical experience and specifically identified questionable receivables. The evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. As of December 31, 2022, there was no allowance for doubtful accounts, as all are considered collectible.

Unearned Revenue

Unearned revenue of \$5,906,700 at December 31, 2022 represents first quarter calendar year 2023 levies billed to the taxing units during December 2022 for budgeted 2023 expenditures. Of this amount, \$2,751,020 was received prior to year-end and is included in cash and cash equivalents. The remaining \$3,155,680 is recorded as a receivable at December 31, 2022.

Bexar Appraisal District

Notes to the Financial Statements

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include equipment and improvements, are reported in the governmental activities column in the government-wide financial statements. The District defines capital assets as assets with an initial, individual cost of more than \$200 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

The costs of normal maintenance and repairs, that do not add to the value of the asset or materially extend assets lives, are not capitalized.

The District provides for depreciation on assets using the straight-line method in order to amortize costs of assets over their estimated useful lives. The following estimated useful lives are used in providing for depreciation:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Building and improvements	20 to 50 years
Equipment	2 to 10 years

Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCERS's fiduciary net position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other postemployment benefits (OPEB)

The OPEB liabilities have been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes, for purposes of measuring the OPEB liabilities, deferred outflows of resources, and deferred inflows of resources related to the OPEB liabilities and OPEB expenses.

Compensated Absences

All regular employees are granted sick and vacation leave benefits in varying amounts. A maximum of forty-five (45) days of annual vacation leave may be accrued, and all leave balances exceeding forty-five days will be reduced to forty-five days as of January 1 of each year. Employees are not expected to use their twelve (12) days of annual accumulation of sick time each year; unused sick time can be carried over up to a maximum of sixty (60) days. All vested accumulated vacation and sick leave is accrued when incurred in the government-wide financial statements. Compensated absences are reported in the governmental funds when employees use their vacation or sick time, or upon an employee's resignation or termination.

Bexar Appraisal District

Notes to the Financial Statements

Long-term liabilities

In the government-wide financial statements, long-term debt and other long-term liabilities are reported as liabilities in the applicable governmental activities statement of net position. Long-term liabilities consist of compensated absences. Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, and the payment of principal and interest is reported as expenditures. However, claims, judgments, and compensated absences paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Net Position

Net position represents the residual of assets and deferred outflows of resources less liabilities and deferred inflows of resources.

In the government-wide financial statements, net position is classified in the following categories:

- Net investment in capital assets: This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt attributable to the acquisition, construction, or improvement of these assets reduce this category.
- Restricted net position: This category presents external restrictions imposed by creditors, grantors, contributors, laws or regulations of other governments, and restrictions imposed by law through constitutional provisions or enabling legislation.
- Unrestricted net position: This category represents the net position of the District, which is not restricted for any project or any other purpose.

The District applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

Fund Balance

The District has implemented the provisions of GASB Statement No. 54, "*Fund Balance Reporting and Governmental Fund Type Definitions*". Fund balance is divided into five classifications based primarily on the extent to which the District is bound to observe constraints imposed upon the use of the resources in the Governmental Funds. The classifications are as follows:

- Nonspendable: The non-spendable fund balance category includes amounts that cannot be spent because they are not in spendable form. The "not in spendable form" criteria includes items that are not expected to be converted to cash. It also includes the long-term amount of inter-fund loans.
- Restricted: Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants) grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation. Legal enforceability means the District can be compelled by an external party, such as citizens, public interest groups, or the judiciary to use resources created by enabling legislation only for the purposes specified by the legislation.

Bexar Appraisal District

Notes to the Financial Statements

- Committed: The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. In contrast to fund balance that is restricted by enabling legislation, committed fund balance classification may be redeployed for other purposes with appropriate due process. Constraints imposed on the use of committed amounts are imposed by the Board, separate from the authorization to raise the underlying revenue; therefore, compliance with these constraints is not considered to be legally enforceable. The committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.
- Assigned: Amounts in the assigned fund balance classification are intended to be used by the District for specific purposes, but not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board, a District official delegated that authority by the Board, or resolution. The Board has by resolution authorized the Chief Appraiser to assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.
- Unassigned: Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

In order to maintain a margin of safety in the general fund balance for the fiscal year end December 31, 2022 in anticipation of economic downturns or natural disasters, the Board has adopted a policy requiring a minimum fund balance of one month of expenditures plus an additional \$1,300,000, which represents approximately \$2,931,153. This amount is included in fund balance – unassigned in the accompanying Balance Sheet – Governmental Funds – General Fund. The District's goal is to gradually build up an unassigned fund balance of three months of expenditures over several years.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers amounts to have been spent first out of restricted fund balances, followed by committed fund balances, then assigned fund balances, and finally unassigned fund balances, as needed, unless the Board, or its delegated official, has provided otherwise in its commitment or assignment actions.

New Accounting Pronouncements

GASB Statement No. 87 – Leases (GASB 87)

This statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement became effective in the current fiscal year and its impact was determined to not be material.

Bexar Appraisal District

Notes to the Financial Statements

GASB Statement No. 96 – Subscription-Based Information Technology Arrangements

This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. This Statement will become effective in the 2023 fiscal year and its impact has not yet been determined.

Note 2. Stewardship, Compliance, and Accountability

Budgetary Information

The District uses the following procedures in establishing the budget reflected in the financial statements:

- Prior to June 15, the Board and taxing units are presented with a proposed budget for the year beginning on the following January 1. The budget includes proposed expenditures and the means of financing them. The budget also serves as a basis for determining the annual assessments due from the taxing jurisdictions.
- Public hearings are conducted to obtain citizen's comments.
- The budget must be approved by September 15. The budget for the year ended December 31, 2022 was legally enacted on August 31, 2021.

The budget is considered a management control and planning tool and, as such, is incorporated into the accounting system of the District. An annual budget is legally adopted for the general fund only.

The Chief Appraiser is authorized to transfer budgeted amounts between divisions or line items (legal level of budgetary control), for example, a budget transfer from the salaries and wages account in the IS Department to the contract labor account in the Personal Property Department.

The budget should not be exceeded in major functional expenditure categories. The following item exceeded budget:

- Office building maintenance expenditures were over budget due to the addition of new workstations in the GIS and Customer Service Department requiring additional electrical power receptacles and data drops, along with an aging HVAC system requiring replacements and repairs.
- Postage expenditures were over budget due to increases in regular mail sent for the ARB (increased from 136,325 in 2021 to 145,192 in 2022) and the number of board orders sent to property owners and agents nearly doubling from 14,960 in 2021 to 27,173 in 2022.
- Capital outlay expenditures were over budget due to the addition of new workstations and equipment for those workstations to replace outdated equipment.
- Legal other contracted expenditures were over budget due to a greater increase in valuation disputes than anticipated.
- Appraisal review board expenditures were over budget due to a longer appeal season from 2021.

See the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund under Required Supplementary Information section of this report.

Bexar Appraisal District
 Notes to the Financial Statements

Note 3. Detailed Notes on All Funds

Cash and Cash Equivalents

The District's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits, with the District's agent bank for safekeeping and trust, approved pledged securities in the amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

Bank balances at December 31, 2022 are collateralized in accordance with Texas state law as follows:

	Collateralized Amount	Carrying Amount	Bank Balance
Deposits insured by FDIC	\$ 250,000	\$ 250,000	\$ 250,000
Deposits collateralized by securities held by the pledging bank's agent in the District's name	10,450,425	9,377,233	9,463,582
Total	\$ 10,700,425	\$ 9,627,233	\$ 9,713,582

Investments

The District is required by Government Code Chapter 2256, *The Public Funds Investment Act* (the Act), to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for CDs.

The Act determines the types of investments which are allowable for the District. These include, with certain restrictions, (1) obligations of the U.S. Treasury, certain U.S. agencies, the state of Texas; (2) CDs; (3) certain municipal securities; (4) money market savings accounts; (5) repurchase agreements; (6) bankers acceptances; (7) mutual funds; (8) investment pools; (9) guaranteed investment contracts; and (10) common trust funds.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities in the possession of another party. The Act and the District's investment policy contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The Texas Government Code requires a financial institution secure deposits made by the District by pledging securities held by a third party. The market value of the pledged securities in the collateral pool must equal at least 100% of the total amount deposited and earned interest by the public agencies. Texas law also allows financial institutions to secure deposits by a bond.

Bexar Appraisal District
Notes to the Financial Statements

Capital Assets

A summary of changes in capital assets for governmental activities is as follows:

	Beginning Balances	Additions	Deductions	Ending Balances
Governmental activities				
Capital assets not being depreciated				
Land	\$ 2,249,539	\$ -	\$ -	\$ 2,249,539
Capital assets being depreciated				
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	4,179,891	378,399	(68,868)	4,489,422
Total capital assets being depreciated	7,679,893	378,399	(68,868)	7,989,424
Less accumulated depreciation for				
Building and improvements	3,500,002	-	-	3,500,002
Furniture and equipment	2,806,311	304,708	(68,868)	3,042,151
Total accumulated depreciation	6,306,313	304,708	(68,868)	6,542,153
Total capital assets being depreciated, net	1,373,580	73,691	-	1,447,271
Governmental activities capital assets, net	\$ 3,623,119	\$ 73,691	\$ -	\$ 3,696,810

Depreciation expense was charged to functions/programs of the primary government as follows:

Appraisal support	\$ 85,318
Appraisal services	67,036
Information systems	152,354
Total depreciation expense – governmental activities	\$ 304,708

Long-term liabilities

During the year ended December 31, 2022, the following changes occurred in liabilities reported in governmental activities:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within One Year
Compensated absences	\$ 1,149,712	\$ 554,882	\$ 466,829	\$ 1,237,765	\$ 465,427
Total	\$ 1,149,712	\$ 554,882	\$ 466,829	\$ 1,237,765	\$ 465,427

The general fund is used to liquidate long-term liabilities.

Bexar Appraisal District

Notes to the Financial Statements

Other information

Risk Management

The District is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and workers' compensation claims for which the District participates in the Texas Municipal League's General Liability and Workers' Compensation Funds along with approximately 2,800 other entities. Insurance provided by the pool is similar to commercial insurance, and the District has no additional responsibilities as a result of its participation. The Texas Municipal League's Intergovernmental Risk Pool – Workers' Compensation Self-Insurance Fund provides medical and indemnity payments as required by law for on-the-job related injuries. Premiums are paid to the fund based on a percentage of payroll, which is determined by considering such items as employee job descriptions, employer's experience, and the fund's performance.

Commitments and Contingencies

The District and Appraisal Review Board are defendants in a number of property owner appeals pursuant to Chapter 42 of the State Tax Code. Such legal proceedings allege that the appraised value placed on taxpayers' properties are excessive. The potential liability to the District in each of these appeals is for recover of attorney's fees and court costs. The District believes that any ultimate liability on these appeals will not materially affect its financial position. No provision for any liability that might result from these appeals has been recorded in the basic financial statements.

Deferred Compensation Plan

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457. The plan is administered by the Public Employees Benefit Services Corporation. The plan is available to all employees and permits them to defer up to a maximum of \$19,500. Additional contributions of up to \$6,500 are available for employees over age 50. The deferred compensation is not available to employees until termination, death, disability, or an unforeseeable emergency.

As of January 1, 1999, the deferred compensation plan was amended to establish a trust to hold all assets and income of the plan for the exclusive benefit of participants and their beneficiaries per the provisions of IRC Section 457(g). Accordingly, the assets and income of the trust are no longer considered the property of the District nor subject to the District's general creditors.

Note 4. Retirement Plan

The District provides retirement, disability, and death benefits for all its full-time employees through a nontraditional defined benefit plan in the statewide Texas County and District Retirement System (TCDRS). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of over 700 nontraditional defined benefit pension plans. TCDRS, in the aggregate, issues an Annual Comprehensive Financial Report on a calendar basis. The Annual Comprehensive Financial Report is available upon written request from the Board of Trustees at Post Office Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the District, within the options available in the state statutes governing TCDRS (TCDRS Act). Members can retire at ages sixty (60) and above with ten (10) or more years of service, with thirty (30) years of service regardless of age, or when the sum of their age and years of service equals seventy-five (75) or more. Members are vested after ten (10) years of service, but must leave their accumulated contributions in the plan to receive any employer-financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by the District.

Bexar Appraisal District

Notes to the Financial Statements

Benefit amounts are determined by the sum of the employee's contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the District within the actuarial constraints imposed by the TCDRS Act so the resulting benefits can be expected to be adequately financed by the District's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employer's accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

The District has elected the annually determined contribution rate plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the District based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the District is actuarially determined annually. The required rates were 16.18% and 11.91%, respectively, for calendar years 2022 and 2021. The contribution rate payable by the employee members is that rate of 7% as adopted by the governing body of the District.

The contribution rate payable by the employer for calendar years 2022 and 2021 were the rates of 16.18% and 15.48%, respectively, as adopted by the governing body of the employer. The employee contribution rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act.

Employees covered by benefit terms:

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	143
Inactive employees entitled to but not yet receiving benefits	134
Active employees	149
Total	426

Net Pension Liability (Asset)

The District's net pension liability (asset) was measured at December 31, 2021, and the total pension liability (TPL) used to calculate the net pension liability (asset) was determined by an actuarial valuations as of that date. The December 31, 2021 actuarial valuation is the most recent valuation.

Actuarial Valuation Information

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Actuarial Valuation Date	December 31, 2021
Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed
Amortization Period	13.2 years
Smoothing period	5-year smoothed market
Inflation	2.50%
Salary Increase	4.70%
Investment Rate of Return	7.50%

Bexar Appraisal District

Notes to the Financial Statements

All actuarial assumptions that determined the total pension liability (asset) as of December 31, 2021 were based on the results of an actuarial experience investigation for the period January 1, 2017 – December 31, 2020, except where required to be different by GASB 68.

The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.00% (made up of 2.50% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.7% per year for a career employee. Mortality rates for active members were based on gender- distinct PubG-2010 General Employees amount-weighted mortality table at 135% for males and 120% for females projected with 100% of the MP-2021 Ultimate scale after 2010. Mortality rates for retirees, beneficiaries, and non-depositing members were based on gender- distinct PubG-2010 General Retirees amount-weighted mortality table at 135% for males and 120% for females projected with 100% of the MP-2021 Ultimate scale after 2010. For disabled retirees, mortality rates were based on 160% of the PubG-2010 Disabled Retiree amount-weighted mortality table for males and 125% of the PubG-2010 Disabled Retiree amount-weighted mortality table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

The long-term expected rate of return on pension plan investments is 7.5%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TCDRS. The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS's investment consultants and are based on January 2022 information for a 10-year time horizon.

Asset Class	Benchmark	Target Allocation ⁽¹⁾	Geometric Real Rate of Return ⁽²⁾
US Equities	Dow Jones U.S. Total Stock Market Index	11.50%	3.80%
Global Equities	MSCI World (net) Index	2.50%	4.10%
International Equities - Developed	MSCI World Ex USA (net) Index	5.00%	3.80%
International Equities - Emerging	MSCI Emerging Markets (net) Index	6.00%	4.30%
Investment - Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.85%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	9.00%	1.77%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	6.25%
Distressed Debt	Cambridge Associates Distressed Securities Index ⁽³⁾	4.00%	4.50%
REIT Equities	67% FTSE NAREIT All Equity REITs Index + 33% S&P Global REIT (net) Index	2.00%	3.10%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	3.85%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index ⁽⁴⁾	6.00%	5.10%
Private Equity	Cambridge Associates Global Private Equity and Venture Capital Index ⁽⁵⁾	25.00%	6.80%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	1.55%
Cash Equivalents	90-Day U.S. Treasury	2.00%	-1.05%

(1) Target asset allocation adopted at the March 2022 TCDRS Board meeting

(2) Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.6%, per Cliffwater's 2022 capital market assumptions

(3) Includes vintage years 2005 – present of Quarter Pooled Horizon IRRs.

(4) Includes vintage years 2007 – present of Quarter Pooled Horizon IRRs.

(5) Includes vintage years 2006 – present of Quarter Pooled Horizon IRRs.

Bexar Appraisal District
Notes to the Financial Statements

Discount Rate

The discount rate used to measure the total pension liability was 7.60%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at December 31, 2020	\$ 92,679,111	\$ 86,894,052	\$ 5,785,059
Changes for the year:			
Service cost	1,589,788		1,589,788
Interest on total pension liability ⁽¹⁾	6,985,893	-	6,985,893
Effect of plan changes ⁽²⁾	242,773	-	242,773
Effect of economic/demographic gains or losses	(16,046)	-	(16,046)
Effect of assumptions changes or inputs	(192,693)	-	(192,693)
Refund of contributions	(41,717)	(41,717)	-
Benefit payments	(4,744,430)	(4,744,430)	-
Administrative expense	-	(55,974)	55,974
Member contributions	-	650,197	(650,197)
Net investment income	-	18,836,387	(18,836,387)
Employer contributions	-	1,961,196	(1,961,196)
Other ⁽³⁾	-	(37,684)	37,684
Net Changes	3,823,568	16,567,975	(12,744,407)
Balance at December 31, 2021	\$ 96,502,679	\$ 103,462,027	\$ (6,959,348)

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

(2) Reflects that COLA adopted in 2022 was less than the assumed substantively automatic COLA.

(3) Relates to allocation of system-wide items.

Bexar Appraisal District
Notes to the Financial Statements

Discount Rate Sensitivity Analysis

The following schedule shows the impact of the net pension liability (asset) if the discount rate was 1% less than and 1% greater than the discount rate that was used (7.60%) in measuring the 2022 net pension liability (asset):

	1% Decrease in Discount Rate (6.60%)	Current Discount Rate (7.60%)	1% Increase in Discount Rate (8.60%)
Total pension liability	\$ 109,003,842	\$ 96,502,679	\$ 85,997,970
Fiduciary net position	103,462,029	103,462,027	103,462,029
Net pension liability (asset)	<u>\$ 5,541,813</u>	<u>\$ (6,959,348)</u>	<u>\$ (17,464,059)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TCDRS financial report. That report may be obtained on the Internet at www.tcdrs.org.

Pension assets, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

At December 31, 2022, the District reported (\$6,959,348) for the net pension asset and pension income of \$609,673 for the fiscal year ended December 31, 2022 related to the December 31, 2021 valuation. The breakdown of the components of pension expense follows:

Pension Expense / (Income)	January 1, 2021 through December 31, 2021
Service cost	\$ 1,589,788
Interest on total pension liability ⁽¹⁾	6,985,893
Effect of plan changes	242,773
Administrative expenses	55,974
Member contributions	(650,197)
Expected investment return net of investment expenses	(6,519,327)
Recognition of deferred inflows/outflows of resources:	
Recognition of economic/demographic gains or losses	(112,865)
Recognition of assumption changes or inputs	1,196,743
Recognition of investment gains or losses	(3,436,138)
Other ⁽²⁾	37,683
Pension expense / (income)	<u>\$ (609,673)</u>

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.

(2) Relates to allocation of system-wide items.

Bexar Appraisal District
Notes to the Financial Statements

The District reported deferred outflows and deferred inflows of resources related to the pension from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 25,304	\$ 167,712
Changes of assumptions	144,522	2,489,833
Net difference between projected and actual earnings	11,926,588	-
Contributions made subsequent to measurement date	-	1,603,755
	<u>\$ 12,096,414</u>	<u>\$ 4,261,300</u>

The District reported \$1,603,755 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the fiscal year ending December 31, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended December 31,	
2023	\$ (1,307,723)
2024	(2,770,212)
2025	(2,897,519)
2026	(2,463,415)
	<u>\$ (9,438,869)</u>

Each qualified employee is included in the retirement plan in which the District participates. The District participates in the Texas County and District Retirement System (TCDRS). The District does not maintain the accounting records, hold the investments, or administer the retirement plan. The total of the District's net pension asset, deferred outflows of resources and deferred inflows of resources related to pensions as of December 31, 2022 and the pension expense for the year ended is as follows:

Net pension asset	\$ 6,959,348
Deferred outflows of resources	4,261,300
Deferred inflows of resources	(12,096,414)
Pension income	(609,673)

Bexar Appraisal District

Notes to the Financial Statements

Note 5. Other Postemployment Benefits

Postemployment Health Care Coverage

Plan description and benefits provided

The District provides medical, dental, and vision benefits through the Bexar County Appraisal District Employee Benefit Plan, a single employer benefit OPEB plan. This plan provides benefits for full-time and part-time employees in eligible classes. In compliance with Texas Local Government Code Chapter 175, the Bexar County Appraisal District provides employees who are eligible for retirement with the District's elected retirement system, the Texas County and District Retirement System (TCDRS), the right to purchase continued coverage if elected on the date of retirement and maintaining continuous coverage as outlined in the statute. The same level of benefit is provided for eligible retirees as to active employees. Retirees pay the full blended rate for coverage (the employer and employee contribution for active employees).

The Texas County and District Retirement System provides a variety of retirement options. The District has elected service retirement with the earlier of a) age 60 with 8 years of service, b) 30 years of service without regard to age, or c) the sum of age plus service equals 75 with at least 8 years of service. Retirees pay contributions for coverage in the OPEB programs.

Retirees are eligible for medical, dental, and vision benefits as provided in the plan document.

Retirees are eligible for benefits immediately upon service retirement with the Texas County and Retirement System; however, this is a one-time election. If retiree opts out of coverage, the retiree is not eligible for re- enrollment at any other time.

Contributions

Contributions for postemployment benefits were recognized on a pay-as-you-go basis in the past. Contributions paid by retirees during the fiscal year ended December 31, 2022, were \$76,222.

Employees Covered by Benefit Terms

At the December 31, 2022 valuation and measurement date, the following employees were covered by the benefit terms:

Retirees and beneficiaries	10
Inactive, nonretired members	-
Active members	146
	<hr/>
	156
	<hr/> <hr/>

OPEB Liability

The Districts' total OPEB liability of \$438,665 was measured as of December 31, 2022, and was determined by an actuarial valuation as of December 31, 2022.

Bexar Appraisal District
Notes to the Financial Statements

Actuarial Valuation Information

The total OPEB liability as of December 31, 2022 was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Cost Method	Individual Entry Age Normal Cost Method – Level Percentage of Projected Salary
Inflation	2.50%
Salary Scale	3.50%
Discount rate	4.31% as of December 31, 2021 (1.81% real rate of return plus 2.50% inflation)
Mortality	RPH-2014 Total Table with Projection MP-2021
Healthcare Cost Trend Rates	Level trend rate of 4.50%
Participants Rates	It was assumed that 100% of all retirees who currently have healthcare coverage will continue with the same coverage. In addition, 25% of all actives who currently have healthcare coverage will continue with coverage upon retirement. For those with family coverage 5% will elect to continue with coverage including the spouse and the remainder will elect individual coverage.

The GASB statement requires that the discount rate used to determine the plan liabilities for retiree healthcare benefits is based on the earnings rate of the plan assets if the projected assets are sufficient to cover the projected benefit payments. If the projected assets are not sufficient then the municipal bond index rate must be used for discounting benefits not covered by the projected assets. Since there are no plan assets held in trust the S&P Municipal Bond 20 Year High Grade Rate Index is used for determining the discount rate of 4.31%

Changes in the Total OPEB Liability

Balance at January 1, 2022	\$ 365,937
Changes for the year:	
Service cost	16,446
Interest on the total OPEB liability	7,771
Changes of benefit terms	-
Difference between expected and actual experience	150,656
Change of assumptions	(70,483)
Benefit payments	(31,662)
	72,728
Net changes	72,728
Balance at December 31, 2022	\$ 438,665

Bexar Appraisal District

Notes to the Financial Statements

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the District, calculated using the discount rate of 4.31%, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.31%) or 1 percentage point higher (5.31%) than the current rate.

1% Decrease in Discount Rate (3.31%)	Discount Rate (4.31%)	1% Increase in Discount Rate (5.31%)
\$ 469,567	\$ 438,665	\$ 410,110

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability of the District, calculated using the current healthcare cost trend rate of 4.50% as well as what the District's total OPEB liability would be if it were calculated using a trend rate that are 1 percentage point lower (3.50%) or 1 percentage point higher (5.50%) than the current trend rate.

1% Decrease in Trend Rate (3.50%)	Trend Rate (4.50%)	1% Increase in Trend Rate (5.50%)
\$ 403,321	\$ 438,665	\$ 479,591

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2022, the District recognized OPEB expense of \$40,780. At December 31, 2022, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ (19,769)	\$ 129,672
Changes of assumptions	(60,660)	40,546
Net difference between projected and actual earnings	-	-
	<u>\$ (80,429)</u>	<u>\$ 170,218</u>

Bexar Appraisal District
Notes to the Financial Statements

The amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year December 31,			
2023	\$	16,563	
2024		16,563	
2025		16,563	
2026		15,748	
2027		11,168	
Thereafter		13,184	
		<u>89,789</u>	
	\$	<u>89,789</u>	

Note 6. Concentrations

The District has the following taxing entities whose revenues individually represent 10% or more of the District's total revenue:

<u>Taxing Jurisdiction</u>	<u>Percentage of Total Revenue</u>
Northside ISD	18%
City of San Antonio	16%
Northeast ISD	13%
University Health System	12%
Bexar County	11%



Required Supplementary Information

Required supplementary information includes financial information and disclosures required by the Governmental Accounting Standards Board, but not considered a part of the basic financial statements.



Bexar Appraisal District

Schedule of Changes in Net Pension Liability (Asset) and Related Ratios – Texas County & District Retirement System For the Measurement Year Ended December 31 (Unaudited)

	2021	2020	2019	2018	2017	2016	2015	2014
TOTAL PENSION LIABILITY (ASSET)								
Service cost	\$ 1,589,788	\$ 1,403,315	\$ 1,234,314	\$ 1,277,406	\$ 1,289,074	\$ 1,324,142	\$ 1,192,875	\$ 1,140,757
Interest on total pension liability	6,985,893	6,736,548	6,188,712	5,984,281	5,639,659	5,283,657	5,038,026	4,695,142
Effect of plan changes	242,773	(209,845)	3,567,234	-	327,181	-	(58,076)	-
Effect of economic/demographic (gains) or losses	(16,046)	335,425	(53,077)	(717,760)	126,239	176,220	(879,932)	436,739
Effect of assumption changes or inputs	(192,693)	4,979,665	-	-	446,822	-	650,115	-
Benefit payments/refunds of contributions	(4,786,147)	(4,570,898)	(4,123,355)	(3,836,237)	(3,299,626)	(2,768,378)	(2,604,076)	(2,116,050)
Net change in total pension liability	3,823,568	8,674,210	6,813,828	2,707,690	4,529,349	4,015,641	3,338,932	4,156,588
Total pension liability, beginning	92,679,111	84,004,901	77,191,073	74,483,383	69,954,034	65,938,393	62,599,462	58,442,874
TOTAL PENSION LIABILITY (ASSET), ending (a)	\$ 96,502,679	\$ 92,679,111	\$ 84,004,901	\$ 77,191,073	\$ 74,483,383	\$ 69,954,034	\$ 65,938,394	\$ 62,599,462
FIDUCIARY NET POSITION								
Employer contributions	\$ 1,961,196	\$ 1,423,575	\$ 1,773,171	\$ 1,414,488	\$ 1,620,409	\$ 1,351,121	\$ 1,691,212	\$ 1,435,115
Member contributions	650,197	643,736	616,045	594,407	588,415	610,972	580,716	558,514
Investment income net of investment expenses	18,836,387	8,378,134	11,708,179	(1,410,700)	9,637,372	4,608,128	(784,557)	3,988,211
Benefit payments/refunds of contributions	(4,786,147)	(4,570,898)	(4,123,355)	(3,836,237)	(3,299,626)	(2,768,378)	(2,604,076)	(2,116,050)
Administrative expenses	(55,974)	(63,582)	(61,839)	(57,256)	(49,629)	(50,041)	(45,154)	(47,237)
Other	(37,684)	(66,042)	(48,068)	(46,946)	(15,086)	181,347	92,704	143,558
Net change in fiduciary net position	16,567,975	5,744,923	9,864,133	(3,342,244)	8,481,855	3,933,149	(1,069,155)	3,962,111
Fiduciary net position, beginning	86,894,052	81,149,129	71,284,995	74,627,239	66,145,384	62,212,235	63,281,391	59,319,280
FIDUCIARY NET POSITION, ending (b)	\$ 103,462,027	\$ 86,894,052	\$ 81,149,128	\$ 71,284,995	\$ 74,627,239	\$ 66,145,384	\$ 62,212,236	\$ 63,281,391
FIDUCIARY NET POSITION / (ASSET), ending <= (a) - (b)	\$ (6,959,348)	\$ 5,785,059	\$ 2,855,773	\$ 5,906,078	\$ (143,856)	\$ 3,808,650	\$ 3,726,158	\$ (681,929)
Fiduciary net position as a % of total pension liability	107.21%	93.76%	96.60%	92.35%	100.19%	94.56%	94.35%	101.09%
Pensionable covered payroll	\$ 9,288,528	\$ 9,196,222	\$ 8,800,649	\$ 8,491,526	\$ 8,405,933	\$ 8,728,170	\$ 8,295,943	\$ 7,978,778
Net pension liability / (asset) as a % of covered payroll	-74.92%	62.91%	32.45%	69.55%	-1.71%	43.64%	44.92%	-8.55%
Measurement dates:	12/31/2021	12/31/2020	12/13/2019	12/13/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014

GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year of implementation of GASB 68. The District will develop the schedule prospectively.

Bexar Appraisal District

Schedule of Employer Pension Contributions –
Texas County & District Retirement System
For the Fiscal Year Ended December 31
(Unaudited)

<u>Year Ending December 31,</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Employer Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Pensionable Covered Payroll¹</u>	<u>Actual Contribution as a % of Covered Payroll</u>
2013	\$ 990,711	\$ 1,866,959	\$ (876,248)	\$ 7,906,714	23.61%
2014	1,049,209	1,435,115	(385,906)	7,978,778	17.99%
2015	942,519	1,691,212	(748,693)	8,295,943	20.39%
2016	911,221	1,351,121	(439,900)	8,728,170	15.48%
2017	919,609	1,620,409	(700,800)	8,405,933	19.28%
2018	1,027,475	1,414,488	(387,013)	8,491,526	16.66%
2019	1,088,640	1,773,171	(684,531)	8,800,649	20.15%
2020	1,187,232	1,423,575	(236,343)	9,196,222	15.48%
2021	1,106,264	1,961,196	(854,932)	9,288,528	21.11%
2022	1,603,750	1,603,755	(5)	9,911,931	16.18%

(1) Payroll is calculated based on contributions as reported to TCDRS.

Bexar Appraisal District

Schedule of Changes in Total Other Postemployment Benefit Liability (OPEB) – Retiree Health Plan For the Fiscal Year Ended December 31 (Unaudited)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
TOTAL OPEB LIABILITY					
Service cost	\$ 16,446	\$ 16,446	\$ 10,793	\$ 10,793	\$ 10,368
Interest on the total OPEB liability	7,771	7,990	14,230	14,560	15,977
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	150,656	-	(35,171)	-	-
Change of assumptions	(70,483)	-	72,121	-	-
Benefit payments	(31,662)	(37,833)	(37,833)	(50,548)	(50,548)
	<u>72,728</u>	<u>(13,397)</u>	<u>24,140</u>	<u>(25,195)</u>	<u>(24,203)</u>
Net change in total OPEB liability					
Total OPEB liability, beginning	365,937	379,334	355,194	380,389	404,592
	<u>\$ 438,665</u>	<u>\$ 365,937</u>	<u>\$ 379,334</u>	<u>\$ 355,194</u>	<u>\$ 380,389</u>
TOTAL OPEB LIABILITY, ending					
Covered employee payroll	<u>\$ 8,375,640</u>	<u>\$ 8,044,671</u>	<u>\$ 8,044,671</u>	<u>\$ 7,034,872</u>	<u>\$ 7,034,872</u>
Total OPEB liability as a percentage of covered employee payroll	5.24%	4.55%	4.72%	5.05%	5.41%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of implementation of GASB 75. The District will develop the schedule prospectively.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, and the District is not required to contribute.

Bexar Appraisal District

Schedule of Revenues, Expenditures, and Changes in
Fund Balance – Budget and Actual –
General Fund (GAAP Basis)
For the Fiscal Year Ended December 31, 2022

	Budgeted Amounts		Actual (GAAP Basis)	Variance with Final Budget Positive (Negative)
	Original	Amended		
REVENUES				
Levies from tax units	\$ 20,190,268	\$ 20,190,268	\$ 19,884,867	\$ (305,401)
Investment income	20,000	20,000	28,636	8,636
Miscellaneous income	28,000	28,000	94,984	66,984
Total revenues	20,238,268	20,238,268	20,008,487	(229,781)
EXPENDITURES				
Operating				
Auto allowance	626,200	626,200	620,159	6,041
Forms creation	375,000	375,000	291,824	83,176
Office building maintenance	250,000	250,000	594,148	(344,148)
Office supplies	86,465	86,465	63,218	23,247
Postage	661,700	661,700	680,853	(19,153)
Training/tuition	217,963	217,963	107,299	110,664
Other	1,141,630	1,141,630	1,054,052	87,578
Capital outlay - furniture and equipment	121,500	121,500	378,399	(256,899)
Employee related	13,053,765	13,053,765	12,059,771	993,994
Contract services				
Legal	1,000,000	1,000,000	1,060,065	(60,065)
Accounting and auditing	50,000	50,000	42,745	7,255
Other	291,510	291,510	314,932	(23,422)
Information systems	511,900	511,900	440,451	71,449
Special projects	1,085,210	1,085,210	1,036,808	48,402
Appraisal review board	753,425	753,425	820,648	(67,223)
Other	12,000	12,000	8,462	3,538
Total expenditures	20,238,268	20,238,268	19,573,834	664,434
Excess (deficiency) of revenues over (under) expenditures	-	-	434,653	434,653
Net change in fund balance	-	-	434,653	434,653
Fund balance, beginning of year	6,268,284	6,268,284	6,268,284	-
FUND BALANCE, ending of year	\$ 6,268,284	\$ 6,268,284	\$ 6,702,937	\$ 434,653

Bexar Appraisal District

Notes to the Required Supplementary Information

Note 1. Note to the Schedule of Contributions – Pension

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry age
Amortized Method	Level percentage of payroll, closed
Remaining Amortization Period	13.2 years (based on contribution rate calculated in 12/31/2021 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career including inflation.
Investment Rate of Return	7.50%, net of administrative and investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Changes in Assumptions and Methods Reflected in the Schedule of Employer Contributions*	2015: New inflation, mortality and other assumptions were reflected.
	2017: New mortality assumptions were reflected.
	2019: New inflation, mortality and other assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule of Employer Contributions*	2015: No changes in plan provisions were reflected in the schedule.
	2016: Employer contributions reflect that a 1% flat COLA was adopted.
	2017: New annuity purchase rates were reflected for benefits earned after 2017.
	2018: Employer contributions reflect that a 1% flat COLA was adopted.
	2019: No changes in plan provisions were reflected in the schedule.
	2020: Employer contributions reflect that a 1% flat COLA was adopted.
	2021: No changes in plan provisions were reflected in the Schedule.

*Only changes that affect the benefit amount and that are effective 2015 and later are shown in the notes to schedule.

Bexar Appraisal District

Notes to the Required Supplementary Information

Note 2. Note to Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The District maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Board of Directors and as such is a good management control device. An annual budget is adopted for the general fund, which is the District's only governmental fund.

Budgetary preparation and control is exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level. The finance director may transfer budgeted amounts within departments within the general fund; however, transfers between departments must be approved by the Board of Directors.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the general fund. Encumbrances lapse at year-end and do not constitute expenditures or liabilities because the commitments must be reappropriated and honored during the subsequent year.

Amounts exceeding budget are discussed in Note 2 to the financial statements.

Supplementary Information



Bexar Appraisal District
Schedule of Levies from Tax Units
For the Year Ended December 31, 2022

Total levies from tax units	\$ 20,190,267
Amounts refunded to tax units	<u>(305,400)</u>
Levies from tax units	<u>\$ 19,884,867</u>



Statistical Section (Unaudited)



Statistical Section

This part of the District's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the District's overall financial health.

Contents	Page
<u>Financial Trends</u>	60
These schedules contain trend information to help the reader understand how the District's financial performance and well-being have changed over time.	
<u>Revenue Capacity</u>	71
These schedules contain information to help the reader assess the District's most significant local revenue source.	
<u>Debt Capacity</u>	81
This schedule presents information to help the reader assess the affordability of the District's current levels of outstanding debt.	
<u>Demographic and Economic Information</u>	85
These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place.	
<u>Operating Information</u>	90
These schedules contain data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.



Financial Trends

Bexar Appraisal District
 Net Position by Component
 Last Ten Fiscal Years
 (Unaudited)

	Fiscal Year				
	2022	2021	2020	2019	2018
Governmental activities:					
Net investment in capital assets	\$ 3,696,810	\$ 3,623,119	\$ 3,727,670	\$ 3,029,671	\$ 3,041,017
Unrestricted net position	4,240,530	1,689,609	776,587	4,158,140	6,029,244
Total governmental activities net position	<u>\$ 7,937,340</u>	<u>\$ 5,312,728</u>	<u>\$ 4,504,257</u>	<u>\$ 7,187,811</u>	<u>\$ 9,070,261</u>

Fiscal Year				
2017	2016	2015	2014	2013
\$ 3,245,332	\$ 3,506,821	\$ 3,741,238	\$ 3,966,101	\$ 3,493,793
4,313,668	4,369,250	4,809,343	4,195,392	3,648,750
<u>\$ 7,559,000</u>	<u>\$ 7,876,071</u>	<u>\$ 8,550,581</u>	<u>\$ 8,161,493</u>	<u>\$ 7,142,543</u>

Bexar Appraisal District
 Changes in Net Position
 Last Ten Fiscal Years
 (Unaudited)

	Fiscal Year				
	2022	2021	2020	2019	2018
EXPENSES					
Governmental activities					
Appraisal services	\$ 17,383,875	\$ 17,231,821	\$ 21,035,582	\$ 17,510,439	\$ 16,380,717
Total expenses	17,383,875	17,231,821	21,035,582	17,510,439	16,380,717
PROGRAM REVENUES					
Governmental activities					
Charges for services					
Assessments	19,884,867	17,939,267	18,244,055	15,418,043	18,131,229
Total program revenues	19,884,867	17,939,267	18,244,055	15,418,043	18,131,229
NET REVENUE					
Governmental activities	2,500,992	707,446	(2,791,527)	(2,092,396)	1,750,512
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION					
Governmental activities					
Investment income	28,636	4,125	16,612	112,053	76,933
Miscellaneous income	94,984	96,900	91,361	97,893	88,408
Total governmental activities	123,620	101,025	107,973	209,946	165,341
CHANGE IN NET POSITION					
Governmental activities	\$ 2,624,612	\$ 808,471	\$ (2,683,554)	\$ (1,882,450)	\$ 1,915,853

Fiscal Year				
2017	2016	2015	2014	2013
\$ 17,015,166	\$ 16,744,198	\$ 15,044,985	\$ 14,060,997	\$ 14,176,689
17,015,166	16,744,198	15,044,985	14,060,997	14,176,689
16,595,074	16,018,736	15,833,414	14,976,432	14,541,474
16,595,074	16,018,736	15,833,414	14,976,432	14,541,474
(420,092)	(725,462)	788,429	915,435	364,785
14,658	12,461	12,124	12,992	13,562
88,363	38,491	70,313	90,563	59,796
103,021	50,952	82,437	103,555	73,358
<u>\$ (317,071)</u>	<u>\$ (674,510)</u>	<u>\$ 870,866</u>	<u>\$ 1,018,990</u>	<u>\$ 438,143</u>

Bexar Appraisal District

Fund Balance – Governmental Funds

Last Ten Fiscal Years

(Unaudited)

	Fiscal Year				
	2022	2021	2020	2019	2018
General Fund					
Nonspendable	\$ 141,625	\$ 20,876	\$ 17,960	\$ 27,569	\$ 128,999
Assigned	3,379,938	2,945,285	2,894,509	2,567,252	3,551,973
Unassigned	3,181,374	3,302,123	3,005,039	2,595,431	2,194,003
Unreserved	-	-	-	-	-
Total general fund	\$ 6,702,937	\$ 6,268,284	\$ 5,917,508	\$ 5,190,252	\$ 5,874,975

Fiscal Year				
2017	2016	2015	2014	2013
\$ 39,218	\$ 34,872	\$ 116,452	\$ 38,719	\$ 111,687
917,646	967,154	1,463,458	1,248,244	1,118,796
2,023,000	1,288,126	1,203,085	1,284,292	1,194,304
-	-	8,186,953	-	-
<u>\$ 2,979,864</u>	<u>\$ 2,290,152</u>	<u>\$ 10,969,948</u>	<u>\$ 2,571,255</u>	<u>\$ 2,424,787</u>

Bexar Appraisal District

Changes in Fund Balance – Governmental Funds

Last Ten Fiscal Years

(Unaudited)

	Fiscal Year				
	2022	2021	2020	2019	2018
REVENUES					
Levies from tax units	\$ 19,884,867	\$ 17,939,267	\$ 18,244,055	\$ 15,418,043	\$ 18,131,229
Investment income	28,636	4,125	16,612	112,053	76,933
Miscellaneous income	94,984	96,900	91,361	97,943	89,591
Total revenues	<u>20,008,487</u>	<u>18,040,292</u>	<u>18,352,028</u>	<u>15,628,039</u>	<u>18,297,753</u>
EXPENDITURES					
Appraisal support	9,770,311	8,765,866	7,920,279	7,252,366	6,883,247
Information systems	2,425,387	2,094,782	2,223,014	2,232,169	1,986,808
Appraisal services	6,999,737	6,641,305	6,499,102	6,487,027	6,302,707
Capital outlay	378,399	187,563	982,377	341,200	229,880
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	<u>19,573,834</u>	<u>17,689,516</u>	<u>17,624,772</u>	<u>16,312,762</u>	<u>15,402,642</u>
Net change in fund balance	<u>\$ 434,653</u>	<u>\$ 350,776</u>	<u>\$ 727,256</u>	<u>\$ (684,723)</u>	<u>\$ 2,895,111</u>
Debt service as a percentage of noncapital expenditures	0.0%	0.0%	0.0%	0.0%	0.0%

Fiscal Year				
2017	2016	2015	2014	2013
\$ 16,127,662	\$ 15,055,020	\$ 15,219,815	\$ 14,329,545	\$ 13,934,776
14,658	12,461	12,124	12,992	13,562
88,827	60,770	70,383	88,196	60,006
16,231,147	15,128,251	15,302,322	14,430,733	14,008,344
7,379,476	7,111,126	6,313,587	5,765,551	6,015,145
1,892,687	1,888,778	1,858,349	1,590,943	1,328,769
6,105,435	6,398,733	6,548,510	6,220,766	6,068,096
163,837	222,457	235,222	455,554	124,926
-	-	-	416,472	397,567
-	-	-	14,737	33,643
15,541,435	15,621,094	14,955,668	14,464,023	13,968,146
\$ 689,712	\$ (492,843)	\$ 346,654	\$ (33,290)	\$ 40,198
0.0%	0.0%	0.0%	3.0%	3.1%



Revenue Capacity



Bexar Appraisal District
 Principal Taxpayers in Bexar County
 Current Year and Nine Years Prior
 (Unaudited)

TOP TEN TAXPAYERS	2022		2013	
	ASSESSMENTS	Rank	ASSESSMENTS	Rank
HEB GROCERY COMPANY LP	\$ 1,983,089,291	1	\$ 1,024,757,472	1
METHODIST HEALTHCARE SYS SA	808,611,267	4	532,699,793	2
W AL MART STORES INC # 2404	654,026,104	5	395,986,000	3
MICROSOFT CORPORATION	1,788,651,400	2		
VHS SAN ANTONIO PARTNERS LP	503,052,702	6	359,993,328	5
USAA	358,297,466	7	320,931,240	6
LA CANTERA RETAIL LTD PRTRNSHP	344,684,520	8	221,968,710	8
SOUTHWESTERN BELL TELEPHONE			376,789,261	4
TIMEWARNER CABLE SAN ANTONIO			175,883,535	9
SA REAL ESTATE LLP			224,013,098	7
FRANKEL FAMILY TRUST	335,991,070	9		
TOYOTA MOTOR MANUFACTURING	1,085,297,060	3		
FROST NATIONAL BANK			147,577,681	10
BREIT JWM SAN ANTONIO LP	292,945,360	10		
TOTALS	\$ 8,154,646,240		\$ 3,780,600,118	

Bexar Appraisal District
 Revenue Base
 Last Ten Fiscal Years
 (Unaudited)

Tax Units	Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019		Fiscal Year 2018	
	2021	%	2020	%	2019	%	2018	%	2017	%
	TAX LEVY	LEVY	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
Alamo Comm. College Dist.	\$ 274,877,046	6.08%	\$ 254,322,861	6.03%	\$ 248,911,558	5.99%	\$ 234,241,003	5.86%	\$ 219,441,612	5.88%
City of Alamo Heights	7,325,926	0.16%	6,406,700	0.15%	6,744,855	0.16%	6,608,578	0.17%	6,297,837	0.17%
Alamo Heights ISD	87,256,862	1.93%	82,470,050	1.95%	84,759,086	2.04%	86,874,524	2.17%	80,542,437	2.16%
City of Balcones Heights	1,712,007	0.04%	1,721,653	0.04%	1,724,221	0.04%	1,677,490	0.04%	1,607,479	0.04%
Bexar County	502,745,385	11.13%	467,472,372	11.08%	457,839,913	11.01%	430,879,541	10.77%	422,981,687	11.33%
Bexar Cty. Emer. Serv. Dist. #1	1,225,639	0.03%	1,096,270	0.03%	1,037,549	0.03%	956,344	0.02%	892,753	0.02%
Bexar Cty. Emer. Serv. Dist. #2	11,184,701	0.25%	9,612,092	0.23%	8,648,510	0.21%	7,747,746	0.19%	6,860,265	0.18%
Bexar Cty. Emer. Serv. Dist. #3	6,256,682	0.14%	5,801,061	0.14%	5,764,189	0.14%	3,642,332	0.09%	3,274,098	0.09%
Bexar Cty. Emer. Serv. Dist. #4	2,004,334	0.04%	1,697,717	0.04%	1,697,126	0.04%	1,299,418	0.03%	1,490,499	0.04%
Bexar Cty. Emer. Serv. Dist. #5	1,972,277	0.04%	1,619,922	0.04%	1,494,954	0.04%	1,079,353	0.03%	1,201,163	0.03%
Bexar Cty. Emer. Serv. Dist. #6	1,162,009	0.03%	1,025,007	0.02%	1,296,385	0.03%	37,210,815	0.93%	1,041,145	0.03%
Bexar Cty. Emer. Serv. Dist. #7	4,297,774	0.10%	3,622,418	0.09%	3,524,931	0.08%	3,182,746	0.08%	2,891,177	0.08%
Bexar Cty. Emer. Serv. Dist. #8	1,409,881	0.03%	1,201,226	0.03%	1,168,104	0.03%	1,077,317	0.03%	1,039,226	0.03%
Bexar Cty. Emer. Serv. Dist. #10	1,624,478	0.04%	1,426,255	0.03%	1,361,969	0.03%	1,629,338	0.04%	826,238	0.02%
Bexar Cty. Emer. Serv. Dist. #11	1,593,335	0.04%	1,384,485	0.03%	1,286,442	0.03%	1,224,172	0.03%	1,047,959	0.03%
Bexar Cty. Emer. Serv. Dist. #12	995,022	0.02%	776,095	0.02%	732,602	0.02%	28,525,661	0.71%	312,193	0.01%
Bexar County Flood District	43,790,749	0.97%	40,476,521	0.96%	39,570,751	0.95%	1,154,363	0.03%	19,612,415	0.53%
Boerne ISD	34,491,504	0.76%	31,217,075	0.74%	29,502,750	0.71%	659,352	0.02%	26,261,928	0.70%
City of Castle Hills	4,004,719	0.09%	3,745,816	0.09%	3,553,442	0.09%	3,502,835	0.09%	3,409,290	0.09%
Town of China Grove	318,271	0.01%	279,007	0.01%	198,507	0.00%	181,258	0.00%	134,736	0.00%
Cibolo Canyon Spec Imp Dist	6,106,917	0.14%	5,848,960	0.14%	5,635,656	0.14%	5,230,140	0.13%	4,796,152	0.13%
Comal ISD	41,320,112	0.91%	38,055,386	0.90%	36,915,567	0.89%	36,271,087	0.91%	34,121,980	0.91%
City of Converse	8,881,448	0.20%	8,201,285	0.19%	7,849,759	0.19%	7,202,965	0.18%	6,202,953	0.17%
East Central ISD	55,830,026	1.24%	51,596,955	1.22%	51,827,687	1.25%	50,900,501	1.27%	48,764,912	1.31%
Edgewood ISD	22,308,717	0.49%	21,157,789	0.50%	19,645,788	0.47%	19,462,826	0.49%	17,713,034	0.47%
City of Elmendorf	686,441	0.02%	601,708	0.01%	601,703	0.01%	580,957	0.01%	474,456	0.01%
City of Fair Oaks Ranch	4,409,261	0.10%	4,039,528	0.10%	3,830,298	0.09%	3,539,982	0.09%	2,971,406	0.08%
Floresville ISD	26,736	0.00%	21,313	0.00%	20,552	0.00%	22,444	0.00%	20,817	0.00%
City of Grey Forest	53,245	0.00%	49,152	0.00%	49,432	0.00%	47,484	0.00%	43,263	0.00%
Harlandale ISD	30,431,471	0.67%	28,308,728	0.67%	28,364,008	0.68%	27,089,514	0.68%	24,771,510	0.66%
City of Helotes	4,332,202	0.10%	3,967,229	0.09%	4,003,357	0.10%	3,750,116	0.09%	3,554,859	0.10%
Hill Country Village	569,227	0.01%	512,757	0.01%	522,225	0.01%	492,593	0.01%	486,776	0.01%
Town of Hollywood Park	3,031,661	0.07%	2,837,422	0.07%	2,962,623	0.07%	2,919,777	0.07%	2,774,123	0.07%
Judson ISD	152,413,072	3.37%	140,894,741	3.34%	142,029,967	3.42%	138,199,785	3.46%	126,226,186	3.38%
City of Kirby	2,890,797	0.06%	2,679,245	0.06%	2,688,522	0.06%	2,362,028	0.06%	2,096,304	0.06%

Bexar Appraisal District
Revenue Base – Continued
Last Ten Fiscal Years
(Unaudited)

Tax Units	Fiscal Year 2017		Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
	2016	%	2015	%	2014	%	2013	%	2012	%
	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
Alamo Comm. College Dist.	\$ 205,927,425	5.88%	\$ 188,589,636	5.91%	\$ 167,326,653	5.83%	\$156,554,889	5.81%	\$148,375,262	5.82%
City of Alamo Heights	6,165,201	0.18%	5,854,635	0.18%	5,441,957	0.19%	5,212,399	0.19%	5,128,840	0.20%
Alamo Heights ISD	77,110,338	2.20%	71,230,448	2.23%	66,005,498	2.30%	63,085,571	2.34%	60,074,426	2.36%
City of Balcones Heights	1,442,886	0.04%	1,338,489	0.04%	1,236,711	0.04%	1,200,885	0.04%	1,207,703	0.05%
Bexar County	398,006,019	11.37%	368,819,022	11.57%	313,093,125	10.90%	304,675,609	11.31%	289,399,279	11.35%
Bexar Cty. Emer. Serv. Dist. #1	810,257	0.02%	722,775	0.02%	623,065	0.02%	548,551	0.02%	531,433	0.02%
Bexar Cty. Emer. Serv. Dist. #2	6,042,974	0.17%	5,225,794	0.16%	4,399,013	0.15%	3,799,420	0.14%	3,272,663	0.13%
Bexar Cty. Emer. Serv. Dist. #3	3,029,937	0.09%	2,881,310	0.09%	2,768,297	0.10%	2,463,732	0.09%	1,713,253	0.07%
Bexar Cty. Emer. Serv. Dist. #4	1,408,445	0.04%	1,674,153	0.05%	1,204,106	0.04%	1,077,322	0.04%	1,309,167	0.05%
Bexar Cty. Emer. Serv. Dist. #5	1,386,147	0.04%	1,510,842	0.05%	1,076,399	0.04%	705,871	0.03%	779,634	0.03%
Bexar Cty. Emer. Serv. Dist. #6	1,202,321	0.03%	1,360,111	0.04%	34,298,071	1.19%	31,989,961	1.19%	517,300	0.02%
Bexar Cty. Emer. Serv. Dist. #7	2,573,573	0.07%	2,217,176	0.07%	1,916,320	0.07%	1,675,166	0.06%	1,533,605	0.06%
Bexar Cty. Emer. Serv. Dist. #8	959,051	0.03%	841,459	0.03%	726,671	0.03%	658,907	0.02%	579,321	0.02%
Bexar Cty. Emer. Serv. Dist. #10	760,143	0.02%	582,346	0.02%	1,572,530	0.05%	1,468,707	0.05%	70,633	0.00%
Bexar Cty. Emer. Serv. Dist. #11	963,969	0.03%	891,622	0.03%	100,911	0.00%	85,410	0.00%	707,805	0.03%
Bexar Cty. Emer. Serv. Dist. #12	298,001	0.01%	272,376	0.01%	18,583,384	0.65%	16,891,000	0.63%	233,923	0.01%
Bexar County Flood District	22,258,547	0.64%	21,953,410	0.69%	811,577	0.03%	730,949	0.03%	30,229,122	1.19%
Boerne ISD	23,202,029	0.66%	20,626,498	0.65%	245,159	0.01%	268,287	0.01%	15,615,206	0.61%
City of Castle Hills	3,204,419	0.09%	2,916,634	0.09%	2,658,815	0.09%	2,494,071	0.09%	2,409,409	0.09%
Town of China Grove	123,466	0.00%	115,727	0.00%	104,721	0.00%	103,835	0.00%	95,005	0.00%
Cibolo Canyon Spec Imp Dist	4,653,898	0.13%	4,029,208	0.13%	3,562,435	0.12%	3,364,136	0.12%	3,145,528	0.12%
Comal ISD	31,913,008	0.91%	29,404,722	0.92%	27,080,158	0.94%	24,650,395	0.92%	22,205,318	0.87%
City of Converse	5,710,926	0.16%	5,480,655	0.17%	5,266,806	0.18%	5,067,065	0.19%	4,808,660	0.19%
East Central ISD	44,517,603	1.27%	37,425,340	1.17%	32,971,454	1.15%	30,216,005	1.12%	26,610,434	1.04%
Edgewood ISD	15,971,051	0.46%	14,333,719	0.45%	13,516,973	0.47%	12,908,814	0.48%	13,004,078	0.51%
City of Elmhurst	370,349	0.01%	260,414	0.01%	198,569	0.01%	176,271	0.01%	171,282	0.01%
City of Fair Oaks Ranch	2,761,506	0.08%	2,150,940	0.07%	1,786,283	0.06%	1,671,061	0.06%	1,657,214	0.06%
Floresville ISD	19,123	0.00%	14,589	0.00%	14,823	0.00%	15,845	0.00%	15,845	0.00%
City of Grey Forest	39,321	0.00%	36,896	0.00%	34,002	0.00%	32,950	0.00%	33,653	0.00%
Harlandale ISD	22,032,448	0.63%	19,755,568	0.62%	18,653,090	0.65%	17,866,938	0.66%	17,582,498	0.69%
City of Helotes	3,388,761	0.10%	3,150,289	0.10%	2,868,374	0.10%	2,678,656	0.10%	2,639,286	0.10%
Hill Country Village	482,687	0.01%	468,952	0.01%	288,057	0.01%	275,038	0.01%	280,551	0.01%
Town of Hollywood Park	2,658,052	0.08%	2,421,056	0.08%	2,212,847	0.08%	2,092,665	0.08%	2,108,188	0.08%
Judson ISD	119,917,670	3.43%	105,218,630	3.30%	97,009,433	3.38%	90,673,715	3.37%	87,444,904	3.43%
City of Kirby	1,665,099	0.05%	1,534,340	0.05%	1,426,794	0.05%	1,372,967	0.05%	1,365,648	0.05%

Bexar Appraisal District
 Revenue Base – Continued
 Last Ten Fiscal Years
 (Unaudited)

Tax Units	Fiscal Year 2022			Fiscal Year 2021			Fiscal Year 2020			Fiscal Year 2019			Fiscal Year 2018		
	2021	%		2020	%		2019	%		2018	%		2017	%	
	Tax Levy	Levy		Tax Levy	Levy		Tax Levy	Levy		Tax Levy	Levy		Tax Levy	Levy	
City of Leon Valley	\$ 5,872,585	0.13%		\$ 5,482,411	0.13%		\$ 5,452,500	0.13%		\$ 5,174,771	0.13%		\$ 5,064,186	0.14%	
City of Live Oak	6,368,096	0.14%		6,145,476	0.15%		5,859,346	0.14%		5,724,126	0.14%		5,475,791	0.15%	
City of Lytle	5,729	0.00%		4,781	0.00%		5,230	0.00%		4,694	0.00%		4,154	0.00%	
Medina Valley ISD	19,455,282	0.43%		14,753,457	0.35%		12,898,818	0.31%		10,686,488	0.27%		8,815,470	0.24%	
North East ISD	563,669,878	12.48%		536,392,634	12.71%		539,268,238	12.97%		541,627,378	13.54%		516,976,282	13.84%	
Northside ISD	822,520,745	18.21%		774,232,155	18.35%		761,491,691	18.32%		745,227,523	18.64%		694,803,663	18.60%	
City of Olmos Park	3,026,325	0.07%		2,879,806	0.07%		3,124,312	0.08%		3,034,976	0.08%		2,975,408	0.08%	
City of San Antonio	700,701,282	15.51%		660,390,170	15.65%		648,332,932	15.60%		616,612,216	15.42%		578,083,854	15.48%	
San Antonio ISD	327,289,658	7.24%		305,650,016	7.24%		302,664,277	7.28%		287,345,389	7.19%		260,134,087	6.96%	
San Antonio MUD #1	328,857	0.01%		312,379	0.01%		340,660	0.01%		338,061	0.01%		328,305	0.01%	
San Antonio River Authority	36,244,939	0.80%		33,393,298	0.79%		32,570,801	0.78%		30,573,367	0.76%		26,570,080	0.71%	
City of Sandy Oaks	510,459	0.01%		454,897	0.01%		350,771	0.01%		294,920	0.01%		262,304	0.01%	
City of Schertz	2,571,811	0.06%		2,242,542	0.05%		2,059,250	0.05%		1,902,720	0.05%		1,566,882	0.04%	
Schertz-Cibolo ISD	13,601,926	0.30%		11,449,970	0.27%		10,164,309	0.24%		9,553,404	0.24%		8,642,080	0.23%	
City of Selma	1,671,683	0.04%		1,604,694	0.04%		1,517,400	0.04%		1,454,839	0.04%		1,364,521	0.04%	
City of Shavano Park	3,927,327	0.09%		3,624,350	0.09%		3,650,204	0.09%		3,462,128	0.09%		3,248,084	0.09%	
City of Somerset	798,455	0.02%		726,639	0.02%		708,437	0.02%		598,342	0.01%		574,041	0.02%	
Somerset ISD	8,933,218	0.20%		7,902,725	0.19%		5,218,269	0.13%		5,136,404	0.13%		4,970,714	0.13%	
South San Antonio ISD	29,312,294	0.65%		27,847,955	0.66%		26,966,520	0.65%		25,470,756	0.64%		23,878,173	0.64%	
Southside ISD	23,418,735	0.52%		24,015,284	0.57%		24,243,130	0.58%		23,149,188	0.58%		22,704,527	0.61%	
Southwest ISD	60,983,078	1.35%		56,394,921	1.34%		56,067,849	1.35%		56,306,651	1.41%		46,316,527	1.24%	
City of St. Hedwig	850,923	0.02%		732,200	0.02%		660,213	0.02%		579,134	0.01%		580,879	0.02%	
City of Terrell Hills	5,885,716	0.13%		5,368,765	0.13%		5,640,407	0.14%		5,287,422	0.13%		5,125,104	0.14%	
Universal City	9,514,827	0.21%		8,812,189	0.21%		8,649,743	0.21%		7,825,368	0.20%		7,233,963	0.19%	
University Health System	541,802,159	11.99%		499,266,270	11.83%		487,283,040	11.72%		457,573,255	11.44%		430,796,959	11.53%	
City of Von Ormy	-	0.00%		-	0.00%		-	0.00%		-	0.00%		-	0.00%	
Westside 211 SID	883,242	0.02%		572,717	0.01%		467,756	0.01%		347,429	0.01%		268,536	0.01%	
City of Windcrest	3,391,826	0.08%		3,197,559	0.08%		3,145,242	0.08%		2,219,250	0.06%		1,909,789	0.05%	
Crosswinds at South Lake SID	289,764	0.01%		162,083	0.00%		39,423	0.00%		26,814	0.00%		36,882	0.00%	
Clear Water Creek SID	1,890	0.00%		1,831	0.00%		-	0.00%		-	0.00%		-	0.00%	
Gates SID	2,092	0.00%		1,806	0.00%		-	0.00%		-	0.00%		-	0.00%	
Stolte Ranch SID	42,499	0.00%		5,811	0.00%		-	0.00%		-	0.00%		-	0.00%	
Tally Road SID	12,881	0.00%		1,615	0.00%		-	0.00%		-	0.00%		-	0.00%	
Westside 211 SID	182,330	0.00%		27,110	0.00%		-	0.00%		-	0.00%		-	0.00%	
Redbird Ranch	81,138	0.00%		-	0.00%		-	0.00%		-	0.00%		-	0.00%	
TOTALS	\$ 4,517,693,584	100%		\$ 4,220,197,317	100%		\$ 4,156,605,756	100%		\$ 3,998,963,398	100%		\$ 3,734,896,113	100%	

Bexar Appraisal District
Revenue Base – Continued
Last Ten Fiscal Years
(Unaudited)

Tax Units	Fiscal Year 2017		Fiscal Year 2016		Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
	2016	%	2015	%	2014	%	2014	%	2013	%
	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy	Tax Levy	Levy
City of Leon Valley	\$ 4,747,716	0.14%	\$ 4,442,939	0.14%	\$ 4,117,541	0.14%	\$ 4,015,776	0.15%	\$ 3,820,317	0.15%
City of Live Oak	5,282,831	0.15%	5,049,655	0.16%	4,849,463	0.17%	4,038,468	0.15%	3,937,404	0.15%
City of Lytle	3,627	0.00%	4,198	0.00%	3,238	0.00%	3,255	0.00%	2,581	0.00%
Medina Valley ISD	7,327,070	0.21%	6,044,239	0.19%	4,662,080	0.16%	4,089,711	0.15%	3,193,739	0.13%
North East ISD	498,532,642	14.24%	470,221,834	14.75%	440,568,480	15.34%	413,057,074	15.33%	389,938,329	15.29%
Northside ISD	643,283,440	18.38%	581,271,722	18.23%	521,506,599	18.16%	485,885,463	18.04%	457,926,840	17.96%
City of Olmos Park	2,888,515	0.08%	2,722,759	0.09%	2,508,949	0.09%	2,575,191	0.10%	2,516,326	0.10%
City of San Antonio	538,882,462	15.39%	492,847,176	15.46%	443,785,429	15.46%	419,720,837	15.58%	401,950,307	15.76%
San Antonio ISD	240,445,732	6.87%	197,229,584	6.19%	177,525,799	6.18%	166,814,860	6.19%	161,203,500	6.32%
San Antonio MUD #1	325,094	0.01%	311,306	0.01%	320,391	0.01%	315,178	0.01%	322,887	0.01%
San Antonio River Authority	24,844,122	0.71%	22,658,702	0.71%	20,259,113	0.71%	19,212,339	0.71%	17,782,490	0.70%
City of Sandy Oaks	236,597	0.01%	228,152	0.01%	-	0.00%	-	0.00%	-	0.00%
City of Schertz	1,335,880	0.04%	1,096,322	0.03%	228,454	0.01%	725,892	0.03%	625,080	0.02%
Schertz-Cibolo ISD	7,586,144	0.22%	6,363,526	0.20%	906,040	0.03%	5,104,046	0.19%	4,588,577	0.18%
City of Selma	1,279,037	0.04%	1,203,932	0.04%	6,087,050	0.21%	1,080,947	0.04%	1,228,364	0.05%
City of Shavano Park	3,094,198	0.09%	2,853,806	0.09%	1,162,538	0.04%	2,628,220	0.10%	2,568,038	0.10%
City of Somerset	539,753	0.02%	531,865	0.02%	2,701,195	0.09%	492,221	0.02%	276,067	0.01%
Somerset ISD	4,132,609	0.12%	3,956,651	0.12%	493,384	0.02%	3,472,849	0.13%	4,213,109	0.17%
South San Antonio ISD	22,752,375	0.65%	21,146,569	0.66%	3,665,624	0.13%	19,195,556	0.71%	18,753,288	0.74%
Southside ISD	18,946,677	0.54%	20,642,065	0.65%	20,006,668	0.70%	11,505,239	0.43%	8,542,423	0.33%
Southwest ISD	44,109,504	1.26%	41,508,070	1.30%	16,814,478	0.59%	25,144,866	0.93%	19,375,500	0.76%
City of St. Hedwig	563,928	0.02%	546,546	0.02%	29,853,922	1.04%	487,920	0.02%	479,254	0.02%
City of Terrell Hills	4,807,629	0.14%	4,610,164	0.14%	528,736	0.02%	4,313,777	0.16%	4,287,454	0.17%
Universal City	6,737,722	0.19%	5,997,263	0.19%	4,493,710	0.16%	5,246,172	0.19%	5,237,572	0.21%
University Health System	403,119,239	11.52%	368,090,431	11.54%	5,558,053	0.19%	304,106,364	11.29%	288,723,036	11.32%
City of Von Ormy	0	0.00%	79,532	0.00%	325,772,372	11.35%	74,082	0.00%	74,140	0.00%
Westside 211 SID	150,673	0.00%	93,286	0.00%	76,830	0.00%	69,582	0.00%	39,893	0.00%
City of Windcrest	1,785,082	0.05%	1,772,763	0.06%	1,639,924	0.06%	1,875,987	0.07%	1,922,608	0.08%
Crosswinds at South Lake SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Clear Water Creek SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Gates SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Stole Ranch SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Tally Road SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Westside 211 SID	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
Redbird Ranch	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%
TOTALS	\$ 3,500,716,948	100%	\$ 3,188,834,838	100%	\$ 2,871,179,141	100%	\$ 2,694,004,935	100%	\$ 2,550,385,199	100%

Bexar Appraisal District
Top Ten Revenue Sources
Last Ten Fiscal Years
(Unaudited)

Payor	2022		2021		2020		2019		2018	
	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
Northside ISD	\$ 3,704,081	1	\$ 3,447,904	1	\$ 3,520,259	1	\$ 3,395,679	1	\$ 3,389,758	1
City of San Antonio	3,159,439	2	2,940,929	2	2,912,714	2	2,809,635	2	2,820,314	2
Northeast ISD	2,566,210	3	2,388,728	3	2,558,505	3	2,467,961	3	2,522,187	3
University Health System	2,388,590	5	2,223,393	4	2,161,456	4	2,084,963	4	2,101,741	4
Bexar County	2,236,481	4	2,081,804	5	2,035,361	5	1,963,331	5	2,063,613	5
San Antonio ISD	1,462,291	6	1,361,158	6	1,357,344	6	1,309,308	6	1,269,124	6
Alamo Comm. College Dist.	1,216,731	7	1,132,581	7	1,106,493	7	1,067,335	7	1,070,596	7
Judson ISD	674,069	8	627,449	8	652,819	8	629,717	8	615,823	8
Alamo Heights ISD	394,553	9	367,266	9	410,372	9	395,850	9	392,945	9
Southwest ISD	269,805	10	251,145	10	265,978	10	256,565	10		
East Central ISD									237,911	10
Bexar County Road & Flood										

Source: Annual Board Approved Budget

2017		2016		2015		2014		2013	
Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank	Assessments	Rank
\$ 3,049,433	1	\$ 2,919,951	1	\$ 2,909,564	1	\$ 2,701,121	1	\$ 2,610,951	1
2,554,529	2	2,475,760	2	2,475,946	2	2,333,301	2	2,291,791	2
2,363,254	3	2,362,105	3	2,457,998	3	2,296,256	3	2,223,302	3
1,910,954	4	1,852,719	4	1,746,794	5	1,693,744	4	1,650,061	4
1,886,716	5	1,849,059	5	1,817,533	4	1,690,580	5	1,646,205	5
1,139,814	6	990,760	6	990,443	6	927,353	6	919,130	6
976,182	7	947,358	7	933,541	7	870,316	7	845,988	7
568,460	8	528,554	8	541,230	8	504,071	8	498,583	8
365,353	9	357,818	9	368,255	9	350,704	9	342,525	9
		208,511	10						
211,032	10			191,354	10	177,838	10	172,357	10

Source: Annual Board Approved Budget



Debt Capacity



Bexar Appraisal District
 Ratios of Outstanding Debt by Type
 Last Ten Fiscal Years
 (Unaudited)

Governmental Activities					
Fiscal Year	Building Note Payable	Capital Lease	Total Primary Government	% of Tax Unit Budget Levy	Cost Per Tax Unit
2022	\$ -	\$ -	\$ -	0.0%	\$ -
2021	-	-	-	0.0%	-
2020	-	-	-	0.0%	-
2019	-	-	-	0.0%	-
2018	-	-	-	0.0%	-
2017	-	-	-	0.0%	-
2016	-	-	-	0.0%	-
2015	-	-	-	0.0%	-
2014	-	-	-	0.0%	-
2013	432,753	-	432,753	3.0%	6,980



Demographic and Economic Information



Bexar Appraisal District

Demographic Statistics – Primary Metropolitan Statistical Area*
 Last Ten Fiscal Years
 (Unaudited)

<u>Year</u>	<u>Estimated Population ^a</u>	<u>Estimated Median Income ^b</u>	<u>Unemployment Rate ^c</u>
2013	1,822,154	39,005	6.1%
2014	1,855,866	50,075 ^d	3.7%
2015	1,840,280 ^e	50,719 ^e	3.5%
2016	1,897,710 ^e	54,149 ^e	3.7%
2017	1,944,744 ^e	54,042 ^e	3.6%
2018	1,983,714 ^e	55,102 ^e	3.5%
2019	2,005,418 ^e	55,132 ^e	3.1%
2020	2,009,703 ^e	54,139 ^e	7.5%
2021	2,028,236 ^g	58,288 ^g	5.4%
2022	2,059,530 ^h	62,169 ^h	3.3%

NOTES

*The Primary Metropolitan Statistical Area consists of Bexar County, Texas.

a) Source: Real Estate Center at Texas A & M University

<http://recenter.tamu.edu/Data/employment/>

b) Source: U. S. Department of Commerce: Bureau of Economic Analysis

http://www.bea.gov/scb/pdf/2012/01%20January/0112_regional_tables.pdf

d) Source: Proximity One

<http://proximityone.com/pcpi.htm>

e) Source: San Antonio Economic Development Foundation

<http://www.sanantonioedf.com/living/demographics>

f) The U.S. Census Bureau as listed in ESRI documents

<http://edocs.bexar.org/bao/countwide/Executive.pdf>

h) The U.S. Census Bureau

<https://www.census.gov/quickfacts/bexarcountytexas>

Bexar Appraisal District
 Employed Positions*
 Last Ten Fiscal Years
 (Unaudited)

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Number of regular positions:										
Administrative services	67	60	60	59	57	55	53	53	54	55
Appraisal services	90	90	90	90	89	89	91	90	88	88
Information systems	10	11	11	11	11	10	10	10	8	9
Total regular positions	167	161	161	160	157	154	154	153	150	152

*Data represents budgeted positions per year as approved annually by tax units.

Bexar Appraisal District

Principal Employers

Current Year and Nine Years Prior
(Unaudited)

Employer	2022	Percent of District Employment	2013	Percent of District Employment
Joint Base San Antonio (JBSA) ^a				
Lackland, Fort Sam & Randolph	80,000	8.02%	37,097	3.86%
Fort Sam Houston - U.S. Army			32,000	3.33%
Randolph Air Force Base			11,068	1.15%
H.E.B. Grocery	27,487	2.76%	21,000	2.19%
USAA	19,000	1.91%	15,900	1.77%
Northside ISD	13,644	1.37%	12,751	1.33%
City of San Antonio	11,042	1.11%	10,522	1.22%
Methodist Healthcare System	9,761	0.98%	8,000	0.83%
North East ISD	8,600	0.86%	10,522	1.10%
San Antonio ISD	7,410	0.74%	7,374	0.77%
Baptist	6,162	0.62%		
University Health	9,542	0.96%		
TOTALS	192,648	19.32%	166,234	17.56%
Total District Employment	959,285 ^d		922,051 ^c	

Source: San Antonio Economic Development Foundation referencing *The San Antonio Business Journal* 2021, and Department of Defense personnel statistics

a) In fiscal year 2012, Lackland, Fort Sam and Randolph military operations were consolidated into Joint Base San Antonio

c) 2010 Book of Lists, *The San Antonio Business Journal*

d) U.S. Bureau of Labor Statistics <https://datausa.io/profile/geo/bexar-county-tx/>



Operating Information

Bexar Appraisal District
 Operating Indicators
 Last Ten Fiscal Years
 (Unaudited)

Function/Program	Fiscal Year				
	2022	2021	2020	2019	2018
<u>Appraisal</u>					
Appraised value (in thousands)	\$ 271,862,361,356	\$ 224,401,007,356	\$ 212,949,677,747	\$ 197,950,065,948	\$ 185,095,276,456
Number of parcels	737,850	721,156	706,199	695,311	686,460
Appraisal review board members	45	45	45	45	45
Taxing entities ^a	74	63	63	63	63
Informal hearings ^a	155,958	115,864	91,884	93,046	76,862
Formal hearings ^a	22,150	10,956	9,747	14,939	19,585
Full notices mailed ^a	623,838	623,838	594,790	564,942	558,150
<u>Accounts</u>					
Residential accounts	643,089	617,971	602,667	602,667	583,138
Commercial accounts	42,165	42,311	42,344	42,344	42,603
Business personal property accounts	44,189	43,810	44,650	44,650	45,092
Mineral accounts	883	913	1,033	1,033	870
District accounts	737,850	721,156	706,199	695,311	686,460
<u>Exemptions</u>					
Homestead	368,856	356,307	347,627	347,788	341,277
Over 65	146,071	141,246	136,320	128,917	128,340
Disabled veterans	66,525	63,499	60,434	57,640	48,260
Disabled Persons	8,979	9,373	9,956	11,617	10,925
Absolute	16,448	17,742	17,791	18,301	17,574
Freeport	192	205	217	241	225
Abatements	49	56	65	69	64

Source: Bexar Appraisal District Totals Report

a) Pacs Database

Bexar Appraisal District
 Operating Indicators – Continued
 Last Ten Fiscal Years
 (Unaudited)

Function/Program	Fiscal Year				
	2017	2016	2015	2014	2013
<u>Appraisal</u>					
Appraised value (in thousands)	\$ 170,641,290	\$ 158,553,640	\$ 145,253,963	\$ 127,311,266	\$ 118,376,668
Number of parcels	679,135	671,352	662,994	656,030	648,334
Appraisal review board members	50	50	50	50	50
Taxing entities ^a	63	65	62	62	62
Informal hearings ^a	78,981	72,605	66,400	35,880	40,476
Formal hearings ^a	12,845	15,384	15,276	9,157	8,263
Full notices mailed ^a	548,328	549,427	548,289	434,157	251,227
<u>Accounts</u>					
Residential accounts	575,693	508,208	559,671	554,918	548,051
Commercial accounts	42,645	43,535	42,980	42,838	42,851
Business personal property accounts	45,433	44,983	43,974	43,837	43,527
Mineral accounts	939	996	950	1,279	1,205
District accounts	679,135	671,352	661,081	656,030	648,334
<u>Exemptions</u>					
Homestead	339,770	330,309	331,355	327,716	318,408
Over 65	123,091	118,760	113,821	110,164	105,889
Disabled veterans	39,066	48,497	35,881	34,664	33,285
Disabled Persons	11,166	11,449	11,686	12,003	12,260
Absolute	17,714	18,737	15,800	17,132	17,023
Freeport	213	217	222	223	211
Abatements	64	111	110	105	93

Source: Bexar Appraisal District Totals Report

a) Pacs Database

Bexar Appraisal District
 Capital Assets Statistics by Function
 Last Ten Fiscal Years
 (Unaudited)

Function/Program	Fiscal Year				
	2022	2021	2020	2019	2018
Appraisal services					
Land	\$ 3,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539
Building	4,200,000	3,500,000	3,500,000	3,500,000	3,500,000
Telephone system	.	396,292	396,292	270,969	270,969
Generator	225,000	225,000	225,000	-	-
SAN Disk Array		-	182,257	182,257	182,257
Servers	724,142	724,142	606,201	207,107	210,768
Security System	128,784	128,784	128,784	128,784	130,513
GIS Arc Server Cluster	-	-	-	-	-
Clariion Disk Library	-	-	-	-	-
UPS	59,825	59,825	59,825	59,825	59,825
Firewall Hardware/Software	39,750	39,750	39,750	39,750	36,581
Mail/Postage Meter	20,370	20,370	20,370	20,370	20,370
Control Module	21,655	21,655	21,655	21,655	21,655
Total for Appraisal Services	\$ 8,669,065	\$ 7,365,357	\$ 7,429,674	\$ 6,680,257	\$ 6,682,477

Source: Bexar Appraisal District
 Sage Fixed Assets-Depreciation/Network software

Bexar Appraisal District

Capital Assets Statistics by Function – Continued
 Last Ten Fiscal Years
 (Unaudited)

Function/Program	Fiscal Year				
	2017	2016	2015	2014	2013
Appraisal services					
Land	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539	\$ 2,249,539
Building	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Telephone system	270,969	270,969	275,861	275,597	275,137
Generator	-	-	-	-	-
SAN Disk Array	182,257	182,257	148,738	617,738	495,617
Servers	210,768	193,031	187,171	563,607	458,323
Security System	130,513	124,957	82,023	82,023	81,199
GIS Arc Server Cluster	-	-	-	80,000	80,000
Clariion Disk Library	-	-	-	66,000	66,000
UPS	59,825	59,825	59,825	59,825	59,825
Firewall Hardware/Software	36,581	36,581	36,581	36,581	36,581
Mail/Postage Meter	20,370	20,370	20,370	20,370	24,000
Control Module	21,655	21,655	21,655	21,655	21,655
Total for Appraisal Services	\$ 6,682,477	\$ 6,659,184	\$ 6,581,763	\$ 7,572,935	\$ 7,347,876

Source: Bexar Appraisal District Sage Fixed Assets-Depreciation/Network software