

BEXAR APPRAISAL DISTRICT
MEETING OF THE BOARD OF DIRECTORS
AGENDA

DATE OF MEETING: March 18, 2025
PLACE OF MEETING: 411 N. Frio St.; San Antonio, TX 78207
TIME OF MEETING: 6:00 pm

* PUBLIC COMMENTS MAY BE SUBMITTED BY EMAIL TO bod@bcad.org NO LATER THAN 8:00 A.M. THE MORNING OF THE MEETING, OR IN PERSON BY REGISTERING BY NAME ON THE SIGN-IN SHEET BY THE DOOR OF THE MEETING. COMMENTS RECEIVED TIMELY BY EMAIL WILL BE READ INTO THE RECORD DURING THE PUBLIC COMMENT PORTION OF THE MEETING. THE BOARD OF DIRECTORS INVITES PUBLIC COMMENT; HOWEVER, THE PUBLIC MUST BE AWARE THAT A SUBJECT RAISED BY A MEMBER OF THE PUBLIC CANNOT BE DELIBERATED OR DISCUSSED BY THE BOARD IF IT IS NOT ON THE AGENDA FOR THE MEETING AT WHICH THE SUBJECT IS RAISED. DISCUSSIONS OF SPECIFIC PROPERTIES WILL NOT BE PERMITTED.



AGENDA

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE MEETING OF THE BOARD OF DIRECTORS

PROCEDURAL

- A. Meeting called to order by Dave Gannon, Chair

Recording of present directors

- B. Statement of Eligibility (*Jimmy Saiz, Executive Assistant*)

The board of directors will sign a statement of eligibility to serve as required by Section 6.03, Texas Tax Code.

- C. Public Comments Period (*Jimmy Saiz, Executive Assistant*)

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

ACTION ITEMS

- D. Minutes (*Jimmy Saiz, Executive Assistant*)

1. Approval of the minutes of the board meeting of January 14, 2025.

E. Budget Ad-Hoc Committee

The board of directors may consider and appoint a budget ad-hoc committee.

EXECUTIVE SESSION

F. Adjourn to Executive Session (*Rogelio Sandoval, Chief Appraiser*)

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein. The Chief Appraiser will update the board on recent litigation.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The board of directors may discuss the Chief Appraiser 2024 performance evaluation and/or vote to amend the current contract.
4. Section 551.076 Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

INFORMATION ONLY

G. Discussion Item (*Erika Hizek, Board Member*)

The board of directors may discuss the independent study on appraisal values in Bexar County.

H. Discussion Item (*Erika Hizek, Board Member*)

The board of directors may discuss the recently proposed legislation.

REPORTS

I. Chief Appraiser's Report

The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition (*Crystal Khantharoth, Finance Director*)
 - a. Funds investment report for December 2024
 - b. Statement of revenues and expenses through December 31, 2024
 - c. Designated cash funds report through December 31, 2024
2. Appraisal Records (*Tommy Allison, Assistant Chief Appraiser*)
 - a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2025 appraisal roll.

J. Additional Reports

The board of directors will receive the following reports:

1. Community Engagement (*Jennifer Rodriguez, Communications Director*)

K. Adjourn

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RECORDS OF BEXAR COUNTY

LUCY ADAME-CLARK
BEXAR COUNTY CLERK

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Rogelio Sandoval
Chief Appraiser
Bexar Appraisal District

** The Board of Directors invites comments from the public about the policies and procedures of the Bexar Appraisal District, the Appraisal Review Board or other matters within the Board's jurisdiction. If you wish to address the Board but do not speak English and cannot bring your own interpreter or have limitations due to a physical disability, please notify the Taxpayer Liaison Officer in writing at the address above at or by fax at 210-242-2451 prior to the meeting in order for arrangements to be made to accommodate your needs.*

** La junta de directores invita los comentarios del público acerca de las políticas y procedimientos del distrito de evaluación de Bexar, de la junta de revisión de evaluación o de otros asuntos de jurisdicción de la junta. Si usted desea dirigir a la junta, pero no habla inglés y no puede traer su propio intérprete o tiene limitaciones debido a una discapacidad física, por favor notificar al oficial de enlace del contribuyente por escrito a la dirección anterior o por fax al 210-242-2451 antes de la reunión para que se hagan arreglos y satisfacer sus exigencias.*

BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING
MARCH 18, 2025
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STAFF SUMMARY SHEET

ISSUE: Meeting called to order by Dave Gannon, Chair

Meeting called to order and recording of present directors.

STAFF SUMMARY SHEET

ISSUE: Statement of Eligibility

The board of directors will sign a statement of eligibility to serve as required by Section 6.03, Texas Tax Code.



BEXAR APPRAISAL DISTRICT

BOARD OF DIRECTORS

DAVE GANNON
Chair
JON FISHER
Vice Chair
Dr. ADRIANA ROCHA GARCIA
Councilwoman, District 4
Secretary

411 N. Frio, P.O. Box 830248
San Antonio, TX 78283-0248
Phone (210) 224-8511
Fax (210) 242-2451
ROGELIO SANDOVAL, Chief Appraiser

BOARD OF DIRECTORS

Dr. RALPH E. BARKSDALE
Reverend
ROBERT BRUCE
ERIKA HIZEL
NAOMI MILLER
LESLIE SACHANOWICZ
ALBERT URESTI, MPA
Tax Assessor-Collector

March 18, 2025

Tax Code Section 6.03 states specific qualifications which must be met by each member of the board of directors. In order to remain eligible to serve as of member of the board, please sign the statement below.

- Pursuant to 6.03(a), an individual is ineligible to serve on the board of directors if they have not been a resident of the district for at least two years immediately preceding the date they take office.
- Pursuant to 6.03(a), an individual is ineligible to serve if they are an employee of a participating tax unit unless the individual is also a member of the governing body or an elected official of a tax unit.
- Pursuant to 6.035(a-1), an individual is ineligible to serve if they are related with the second degree by consanguinity or affinity to an individual who is engaged in the business of appraising property for compensation or has represented owners for compensation in proceedings in the appraisal district at any time during the preceding five years.
- Pursuant to 6.035(a) and 6.412(a), a member of the board of directors, the chief appraiser, and the appraisal review board members is disqualified from serving if he/she owns property on which delinquent property taxes have been owed for more than 60 days, after the date the person knew or should have known of the delinquency. This restriction does not apply if the person is paying the delinquent taxes or has deferred or abated a suit to collect delinquent taxes.

I, _____, am eligible to serve as a member of the board of directors subject to the above provisions.

Signature

Date

STAFF SUMMARY SHEET

ISSUE: Public Comments Period

Comments received timely by email will be read into the record at this time. Individuals wishing to address the board have three minutes to speak. The chair may grant additional time.

STAFF SUMMARY SHEET

ISSUE: Minutes

1. Approval of the minutes of the board meeting of January 14, 2025.

**MINUTES OF THE MEETING OF THE
BEXAR APPRAISAL DISTRICT
BOARD OF DIRECTORS
JANUARY 14, 2025**

The Board of Directors of the Bexar Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas on January 14, 2025 at 2:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Board Chair, called the meeting to order at 2:02 pm and acknowledged the presence of the following directors:

Dr. Ralph Barksdale
Mr. Robert Bruce
Mr. Jon Fisher
Mr. Dave Gannon
Councilwoman Adriana Rocha Garcia
Ms. Erika Hizek
Ms. Naomi Miller arrived at 2:05 pm.
Mr. Leslie Sachanowicz
Mr. Albert Uresti

B. The board of directors will be sworn into office for the 2025 term.

District Court Judge Jacqueline Valdes was in attendance to perform the swearing in. The following appointed directors were sworn into office for the 2025 term: Dr. Ralph Barksdale, Jon Fisher, Dave Gannon, Councilwoman Adriana Rocha Garcia, and Leslie Sachanowicz.

C. Term Lot Drawing

The taxing units participating in the appraisal district that are entitled to appoint directors shall appoint five directors to serve terms that begin on January 1, 2025. Two directors shall be appointed to serve a term of one year, and three directors shall be appointed to serve a term of three years. Thereafter, all appointed directors serve four-year terms.

The following names were drawn: Dr. Ralph Barksdale for one year and Councilwoman Adriana Rocha Garcia for one year. Leslie Sachanowicz for three years, Jon Fisher for three years, and Dave Gannon for three years.

D. The board of directors will elect officers for the 2025 tax year.

Dave Gannon was nominated for board chair by Mr. Fisher and Ms. Hizek seconded the motion which was unanimously approved. Jon Fisher was nominated as vice chair by Dr. Barksdale and Mr. Bruce seconded the motion which was unanimously approved.

Councilwoman Adriana Rocha Garcia was nominated as secretary by Mr. Uresti and Dr. Barksdale seconded the motion which was unanimously approved.

E. Public Comments Period

Ms. Denise Homer, vice president of Infuse SA, addressed the board in person to mention the issue with affordable housing in San Antonio along with units being used to make money as Airbnbs and owners taking advantage of the tax credits and city incentives.

She also asked the board to consider holding meetings on weekends to allow access to everyone to attend district board meetings.

F. Minutes

Mr. Gannon asked for a motion to approve the minutes from the December 17, 2024 board meeting as written. Mr. Fisher approved the minutes, and Ms. Miller seconded the motion which was unanimously approved.

G. Update Board of Directors Meeting Dates and Times

Mr. Rogelio Sandoval, Chief Appraiser, informed the board if they wished to update the Board of Directors meeting dates and times. He noted the current schedule included the second Tuesday of every month at 2:00 pm and would like the board to discuss if this schedule is sufficient for all board members.

Mr. Uresti mentioned that November 11th is Veteran's Day.

Ms. Hizel made the recommendation to further discuss holding board meetings quarterly rather than every month and one out of every three meetings be held in the evening so community members can attend. Mr. Sandoval added that the board may discuss and vote to have March, June, September, and December as evening meetings. The Texas Property Code requires one meeting per quarter.

Mr. Gannon confirmed that the board meeting schedule will be published on a quarterly basis, making the third month of each quarter an evening meeting with 2:00 pm for regular board meetings and 6:00 pm for evening meetings.

Mr. Gannon asked for a motion to approve monthly meetings along with a once a quarter meeting that will be scheduled for 6:00 pm. Ms. Hizel approved the motion and Councilwoman Garcia seconded the motion which was unanimously approved.

H. Appraisal District Policy Updates

Mr. Sandoval addressed the board and provided additional information regarding Section 4.09 Bereavement Leave and Section 4.11 Longevity Benefit of the District Policy from the previously tabled items from the December 17, 2024 meeting.

Ms. Laura McCloud, Human Resources Director, added that the district's bereavement leave would be updated to reflect three days of leave regardless of relationship to include, spouse, parent, child, brother, sister, grandparent, grandchild, mother-in-law or father-in-law.

Mr. Sandoval reminded the board discussion had been held to add President's Day to district holidays for a total of 13 holidays and to rename Personal and Festive days to Longevity Days

as a benefit for staff reaching service milestones. He continued that with board approval after five years of employment staff would receive one day of time off, after ten years of service would receive two days off and 15 years of service would receive three days off.

Ms. Hizel asked for clarification on how the discussion to update the Longevity Days benefit started. Mr. Sandoval stated this topic was brought up due to previous discussions on incentivizing staff and how surrounding appraisal districts retained talent. He confirmed that district employees were not being compensated financially.

Mr. Uresti asked for clarification on Section 3.03, Use of Personal Vehicle for Business.

Mr. Gannon asked for clarification on Section 5.02, Dress Code and Section 5.10 Social Media and Web-Based Meeting Platforms. Discussion continued with explanation for each. Mr. Gannon asked for a motion to approve the district policy as written.

Mr. Uresti moved to approve all sections as written except for Section 4.11 Longevity Benefit, adding he was not in favor of adding two days in one year and the board should revisit it the next year. He reiterated his motion to approve district recommendations, one through seven and nine and ten, but not eight.

Dr. Barksdale moved to include the two longevity days in addition to President's Day. Ms. Hizel moved that the district should keep President's Day open and available to serve the public if the district is not implementing later hours of operation.

Mr. Gannon asked for a motion to adopt all recommendations except item eight which would be tabled for future consideration. Mr. Uresti moved to adopt the motion as stated. As there was no second, the motion was not considered.

Mr. Gannon then asked for an alternate motion. Ms. Hizel made a motion to accept recommendations one through six and eight through ten, adding the incentive day along with the district office remaining open on President's Day. Mr. Uresti seconded the motion, Dr. Barksdale, Mr. Bruce, Mr. Gannon, Councilwoman Garcia, Ms. Hizel, Ms. Miller, and Mr. Sachanowicz were in favor, and Mr. Fisher opposed which the motion passed.

I. Discussion Item (Ms. Erika Hizel)

Ms. Hizel requested an open discussion regarding employee benefits presented in the New Hire Orientation PowerPoint and onboarding to see if the district is aligned with other appraisal districts in the area and further clarification on district's onboarding material.

Ms. McCloud provided further clarification on Section 2.11, Work Schedules of the district policy stating employees working between 7am-6pm would be considered as flextime and is available to eligible employees at the discretion of the department director. Ms. Hizel added that she would like to implement more accessibility to evening or Saturday availability.

Mr. Sandoval stated that the option for evening hearings is offered on the back of the protest form. Ms. Hizel also made a recommendation on finding ways to help homeowners fill out and submit a homestead exemption application.

J. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071 Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072 Deliberations regarding real property.
3. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. The board of directors will discuss a matter involving the Taxpayer Liaison Officer.
4. Section 551.076 Deliberations regarding Security Devices.

The board of directors may consider and act upon any item discussed in closed Executive Session

The board adjourned into executive session at 3:00 pm and reconvened at 3:18 pm. There was no action to be taken.

K. Chief Appraiser's Report

1. Financial Condition

Ms. Khantharoth presented the board with the Funds Investment Reports from October and November 2024 focusing on the November financials. As of November 30, 2024, total deposits were \$10,963,108.22. Year to date interest earned was \$267,539.14 and the district was over collateralized by \$6,879,041.77. Total revenues collected as of November 30, was \$26,250,110 with a surplus of \$4,851,890. She stated there were no changes to the Designated Cash Funds as of November 30, 2024.

2. Appraisal Records

Mr. Tommy Allison, Assistant Chief Appraiser, presented the board with the appraisal roll correction report as authorized by Section 25.25b and there were no accounts to report for the fourth quarter of 2024. He added this section of the property tax code allows the chief appraiser to make corrections to the appraisal roll as long as it does not increase the tax liability for the property owner.

Mr. Allison informed the board that the district had inspected 78,000 properties to date which represents 80% of the accounts that the district will physically inspect for the year. He added ownership records are within 30 working days of the county clerk's office, exemptions are within 30 days of receipt, and the district had begun its homestead audit sending verification letters to 16,000 property owners. He noted 318,000 homestead exemptions had been verified through DPS records.

L. Additional Reports

1. Community Engagement

Ms. Jennifer Rodriguez, Communications Director, mentioned that the district had started advertising the meetings on the district's social media accounts and in the lobby. The district has two events scheduled for the month of January and the board will be updated as these events are scheduled.

A brief update to the live streaming of the board meetings was also provided.

M. Adjourn

Mr. Gannon asked for a motion to adjourn. Ms. Hizel moved to adjourn, and Mr. Bruce seconded the motion which was unanimously approved.

There being no further business, the January 14, 2025 board of directors meeting adjourned at 3:35 pm.

Chair

Secretary

Date

STAFF SUMMARY SHEET

ISSUE: Budget Ad-Hoc Committee

The board of directors may consider and appoint a budget ad-hoc committee.

STAFF SUMMARY SHEET

ISSUE: Adjourn to Executive Session

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STAFF SUMMARY SHEET

ISSUE: Discussion Item

The board of directors may discuss the independent study on appraisal values in Bexar County.

2024 Appeals for State Code A1

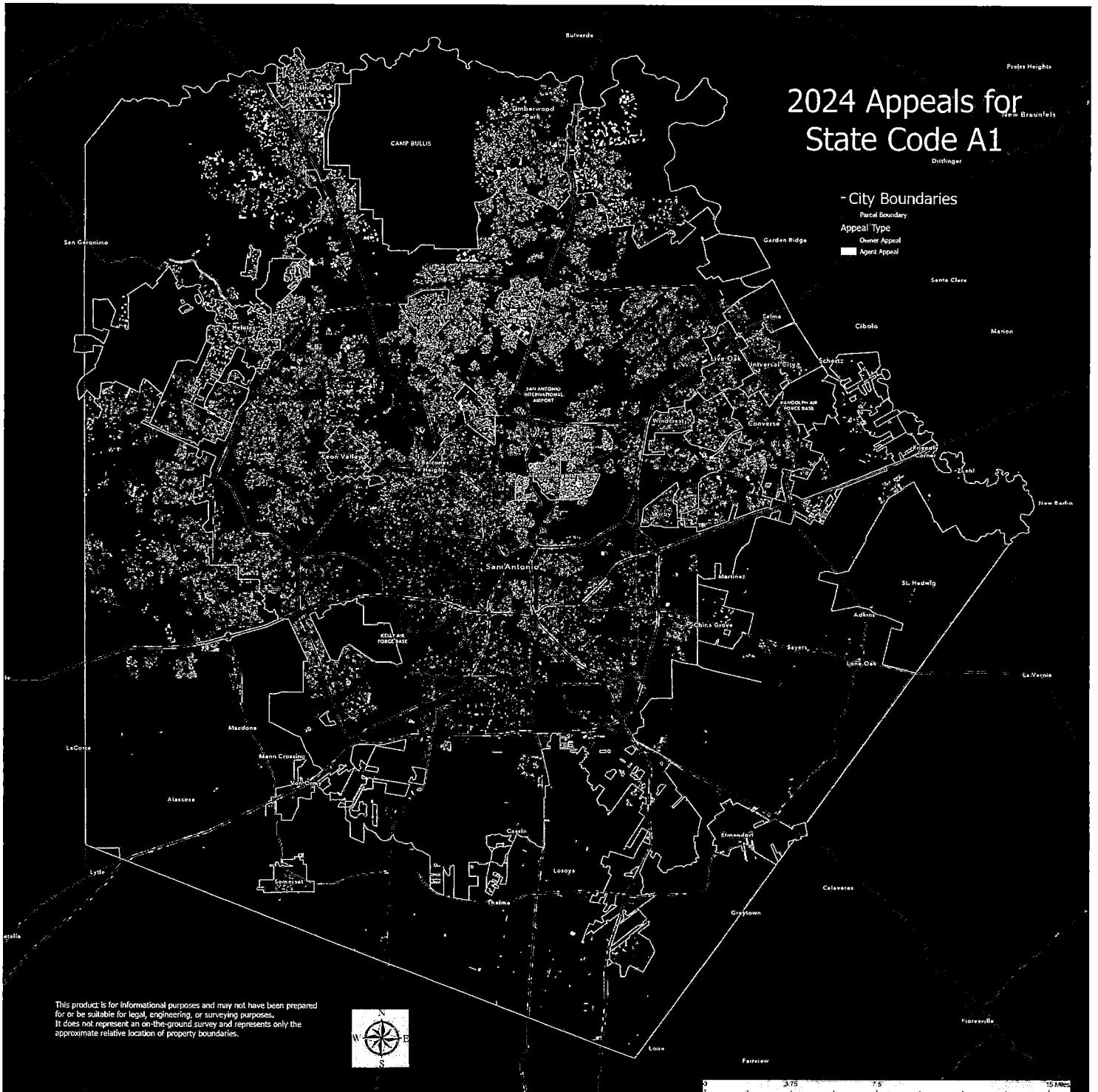
- City Boundaries

Parcel Boundary

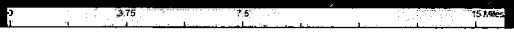
Appeal Type

Owner Appeal

Agent Appeal

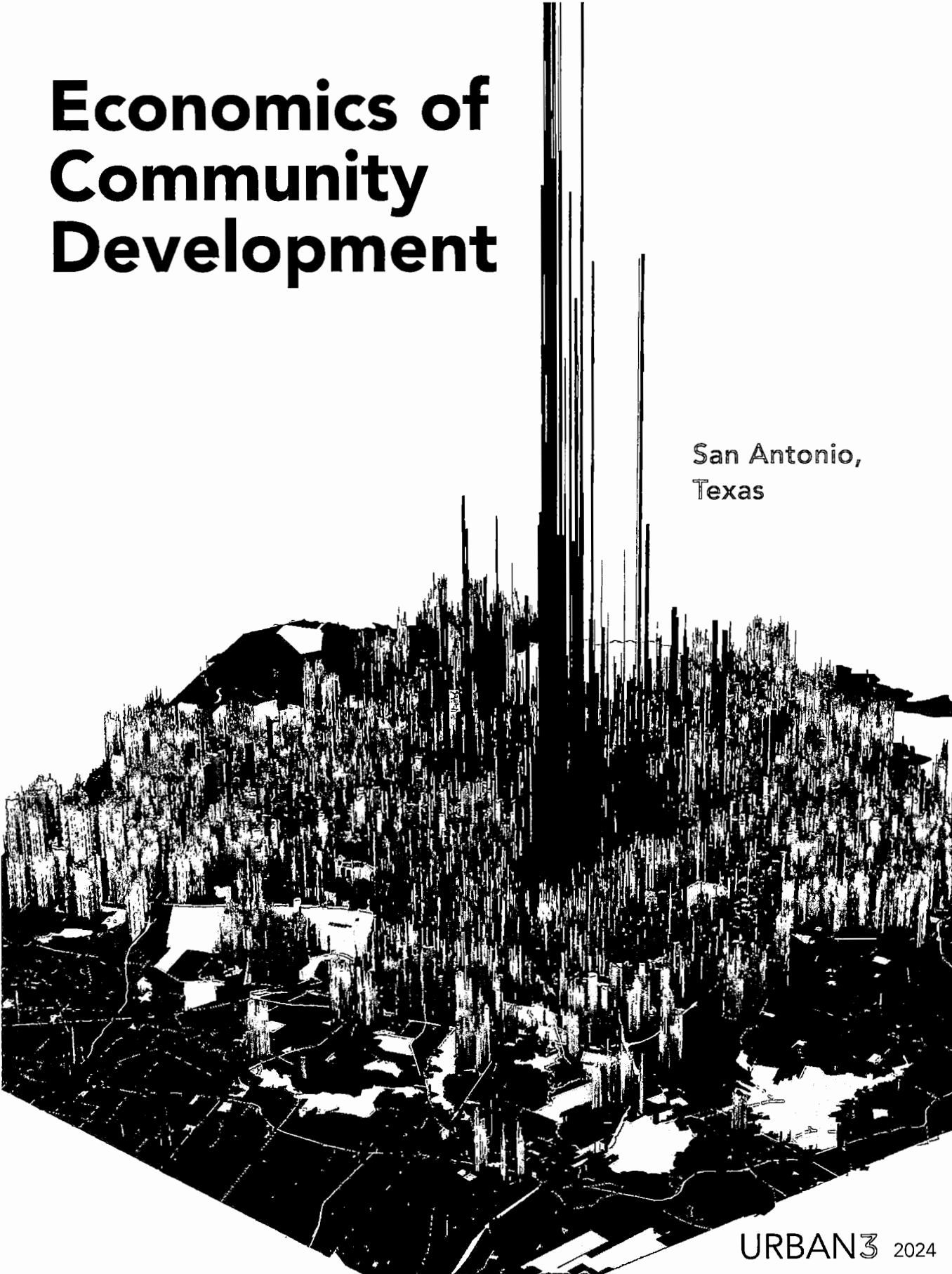


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Economics of Community Development

San Antonio,
Texas



Glossary

Annexation

The acquisition of new territory by a municipality, usually by expanding boundaries into unincorporated areas.

Assessed Value

The valuation of a real estate asset that determines the amount of property tax applicable to it.

Assessment Ratio

Using a fraction of a property's market value to determine the assessed or taxable value.

Auto-Oriented Development

Refers to the urban development pattern in which the individual significantly relies on a vehicle to move from place to place. Does not support walkability or other modes of transportation.

Geoaccounting

Process of mapping a community's revenues and expenditures to understand how different land uses and development patterns perform financially.

Infill Development

The process of developing vacant or under-utilized parcels within existing urban areas that are already largely developed.

Land Uses

Regulating the use of land to achieve urban and regional planning goals; land uses include commercial, residential, industrial, agricultural, open space, recreational, etc.

Median Adjusted Sale Ratio

The sale ratio for each group in the analysis divided by the overall median sale ratio of the entire sample. This helps account for shifts in the broader housing market over time and makes it more reliable to compare assessment variation from one year to another.

Mixed Use Development

A development that combines two or more land uses on one site. A classic mixed use development type is a building with ground-floor retail spaces and apartments above.

Parcel

Area of land that is owned (i.e. lot, plot).

Parking Minimums

Also known as Minimum Parking Requirements (MPR), parking minimums are laws requiring new buildings to include a fixed number of off-street parking spaces based on an assumed demand for parking generated by the building's use.

Return on Investment (ROI)

The measure of how much is earned over the course of an investment relative to the initial investment; profit minus cost.

Sale Ratio

A property's assessed value divided by its sale price. Over-assessment, and resulting over-taxation, occurs when the sales ratio is greater than 1. Under-assessment, and resulting under-taxation, occurs when the sales ratio is less than 1. A perfect assessment is when the sale ratio equals 1.

Urban Revitalization

Improving urban areas that are in a state of economic, social, or environmental decline.

Value Per Acre (VPA)

A metric used to evaluate the effectiveness of land use policy; property value divided by acres utilized.

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History of Urban3 & the Rebirth of Asheville

Before Urban3 helped communities understand the true value of good design, there was Julian Price (Figure 1).

Julian moved to Asheville and saw the dilapidated state of the downtown against the backdrop of the stunning Blue Ridge Mountains and began to dream. In the early 1990s, Downtown Asheville, like many downtowns, faced an uncertain future after years of neglect and disinvestment. Its vacant storefronts and empty streets repelled visitors and locals alike, despite the beautiful scenery. The city had lost its soul.

Julian had inherited a family fortune and decided to invest his money into the people and places that, with a little help, could reinvigorate downtown. Despite cries of “that’s impossible” and “that’ll never work here,” Julian created the development company Public Interest Projects in 1990 and tapped Pat Whalen to take the lead. Mr. Whalen focused 75% of the \$15 million portfolio on fixing buildings, and the remaining 25% was invested in entrepreneurs as a revolving fund. The investments focused on catalytic projects with a focus on making downtown more liveable as a neighborhood. Julian wasn’t afraid to get down in the weeds—he picked up trash and fixed park benches, but he also had a crystal clear, big-picture vision. He knew that investing in restaurants, local media outlets, mixed-use buildings, and a self-help credit union would gradually create a self-sustaining ecosystem that would attract downtown residents, invite tourists, and help small businesses thrive. Together, these ingredients brought Downtown Asheville back to life (Figure 2).



Figure 1. Julian Price

Urban3 was created at Public Interest Projects to share the lessons of community revitalization and explain the importance of municipal economics to communities across the country.

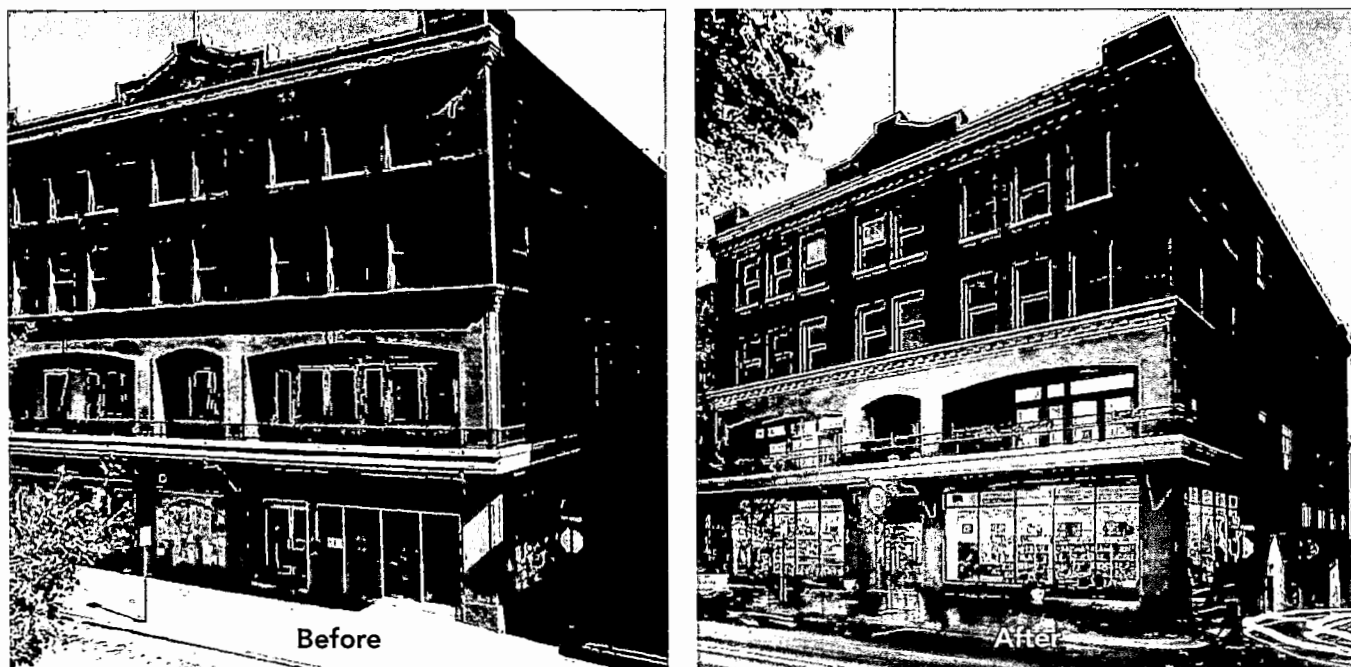
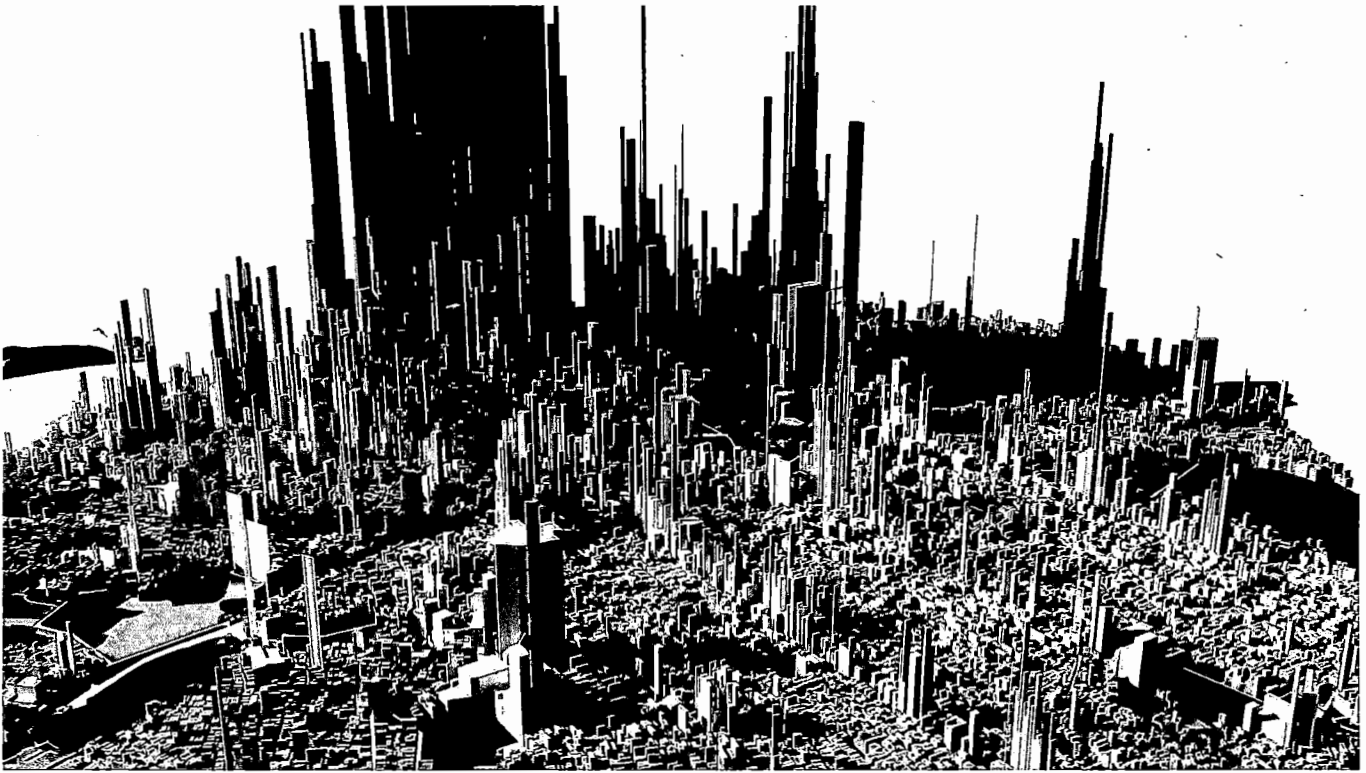


Figure 2. A building in downtown Asheville before (left) and after (right) revitalization
Source: urbanthree.com

About the Author



URBAN3

We are a consulting firm specializing in land value economics, property tax analysis, and community design. Our approach bridges the gap between economic analysis, public policy, and urban design. Our work will empower your community with the ability to promote development patterns that both secure its fiscal condition and create a strong sense of place.

We provide communities with an in-depth understanding of their financial health and built environment by measuring data and visualizing the results.

Introduction to San Antonio

The City of San Antonio, Texas is home to over 1.4 million people and located in the south central region of the state (Figure 3). San Antonio is the seat of Bexar County and the focal point of the metropolitan area. The area was first settled as a Spanish mission and outpost in 1718. It was then chartered as a civil settlement in 1731 as part of the Spanish Empire. From 1821 to 1836, San Antonio was part of the Mexican Republic, and then the Republic of Texas, before Texas became a part of the United States.

San Antonio's land area is approximately 500 square miles. As one of the largest cities in the state and country, San Antonio faces numerous challenges related to effective land use planning and sustainable development. The City, and broader region, must make important decisions regarding future development to maintain and improve quality of life for residents and the overall economic health of the city.

The following report highlights the results of several analyses conducted by Urban3 to understand the development patterns, equity challenges, and economic health of the area. The results of these analyses can be used to make informed decisions on future development, improve equity, and enhance overall livability for residents.



Figure 3. Historic photo in front of the Riverwalk Plaza Hotel
Image source: USTA Digital Collections

Understanding Local Finance

To understand the financial health of a community, we must begin by understanding the underlying tax structure. Most communities rely on a mixture of revenues, primarily from taxes, user fees, and state and federal government. Taxes tend to comprise a large share of local revenue. Communities use these funds to run their government, pay for public services, and build and maintain infrastructure. When available, spatial data allows Urban3 to map and visualize both tax revenue and infrastructure costs, an approach we call "geoaccounting." We use geoaccounting to uncover the relationship between land use decisions and public revenue production.

When public revenues vary geographically, comparisons can be made to other spatially relevant factors, such as development patterns, commuting patterns, and public investment. Analyzing both the source of government revenues and the patterns they come from is critical to planning for a strong financial future.

The Bexar Central Appraisal District (CAD) is responsible for assessing and assigning the value of real property at

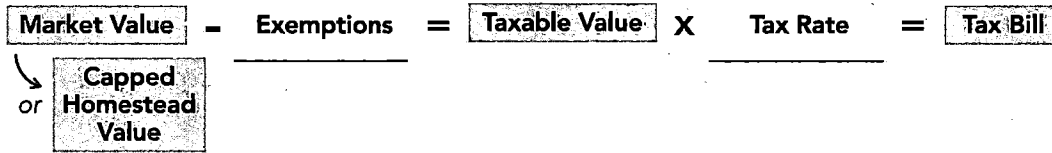


Figure 4. How taxes in Texas are calculated
 Source: Bexar County, TX

least once every three years. (Figure 4) Depending on the number of market transactions in a given area and other conditions, properties can be revalued every year. The market value assigned by the CAD is what is used to calculate the tax bill for each property. However, some properties, in particular those that are the primary residence of the property owner, may have their tax bills lowered. This happens in two main ways: value growth caps and exemptions. Properties that are the primary residence of the property owner, also called homestead, are not allowed to grow by more than 10% in value from one year to the other. This is the value growth cap. In addition to having the value growth limited each year, jurisdictions may offer additional reductions to the value of a property. For example, Bexar County and the City of San Antonio offer an exemption of \$5,000 or 10% of the value, while the San Antonio Independent School District (ISD) offers an exemption of \$100,000 and 0.1%. Additional exemptions are offered for people over the age of 65, people with a disability, and others.

Budget: General Fund Overview

The pie charts in Figure 5 offer an overview of the 2023 City of San Antonio General Fund. Property taxes are the single largest source of revenue for the City, contributing more than a quarter of the revenues. Sales tax, utility fees, and grants are also significant revenue sources.

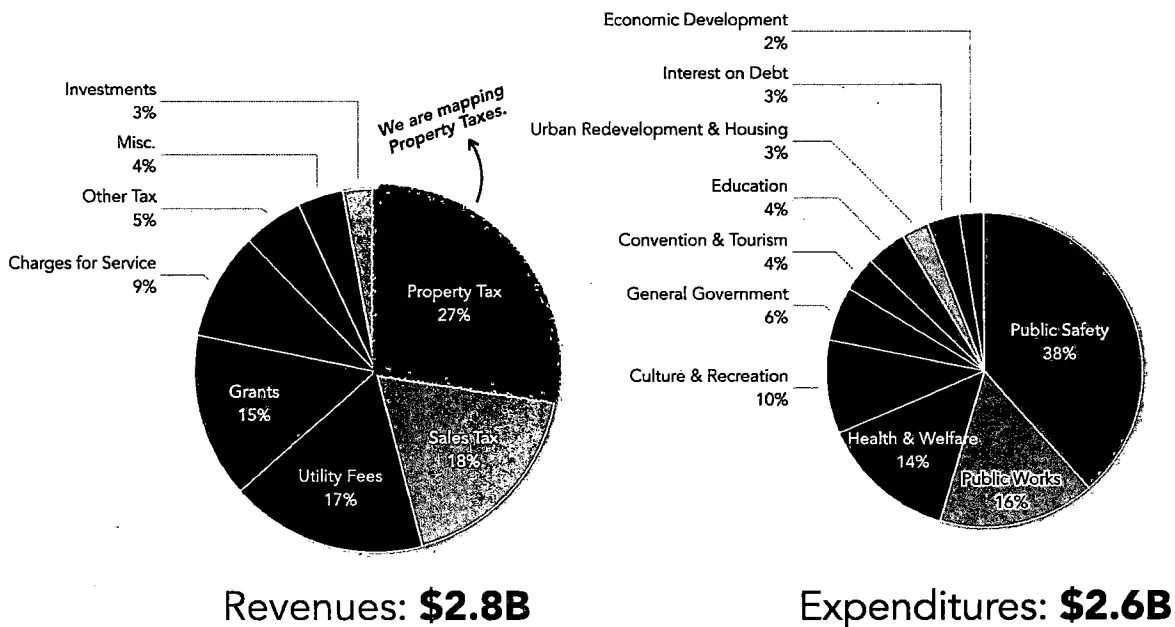


Figure 5. City of San Antonio 2023 Operating Budget
 Source: City of San Antonio Annual Comprehensive Financial Report (2023)

The sankey diagram in Figure 6 offers an overview of the fiscal activity in San Antonio during the 2023 fiscal year, illustrating the flow of \$7.9 billion from various revenue sources to several governmental funds and its subsequent allocation across different expenditures. From here, we can focus back in on the General Fund portion of the diagram (Figure 7) to see how property tax, our main focus of analysis in this project, flows into the General Fund and how that money is distributed to various expenditures.

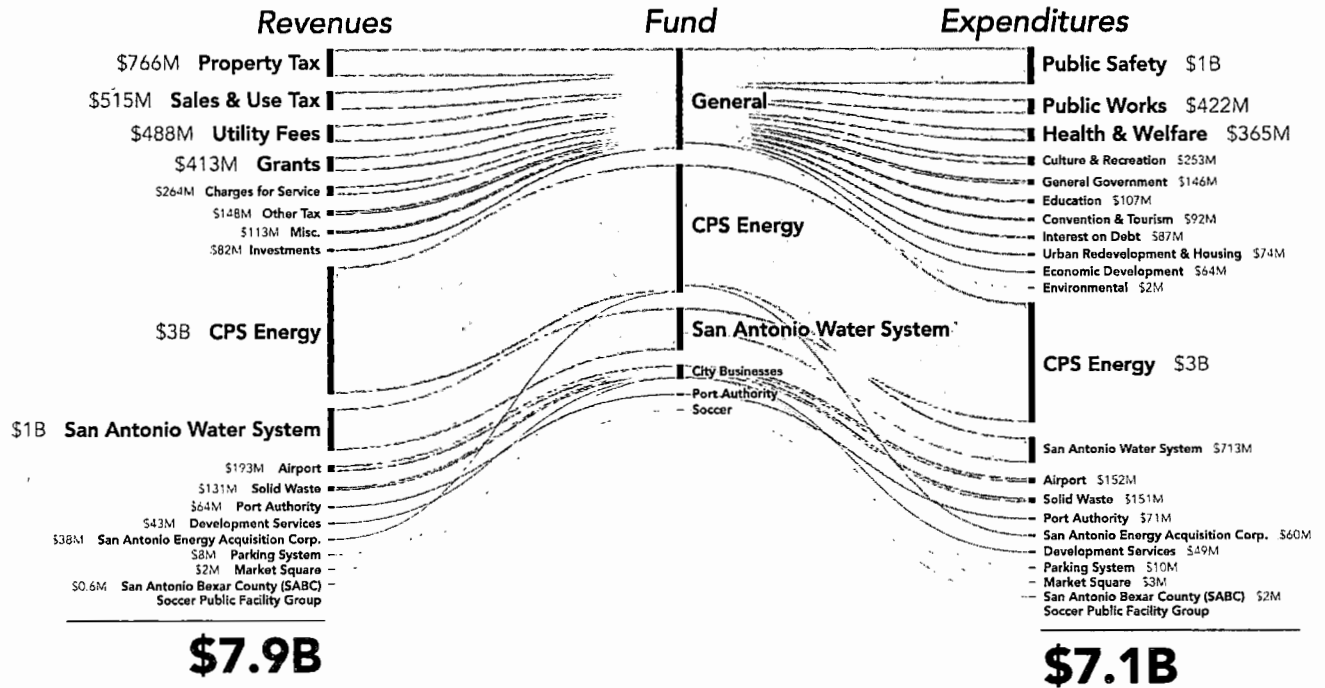


Figure 6. San Antonio's full 2023 operating budget
Source: City of San Antonio Annual Comprehensive Financial Report (2023)

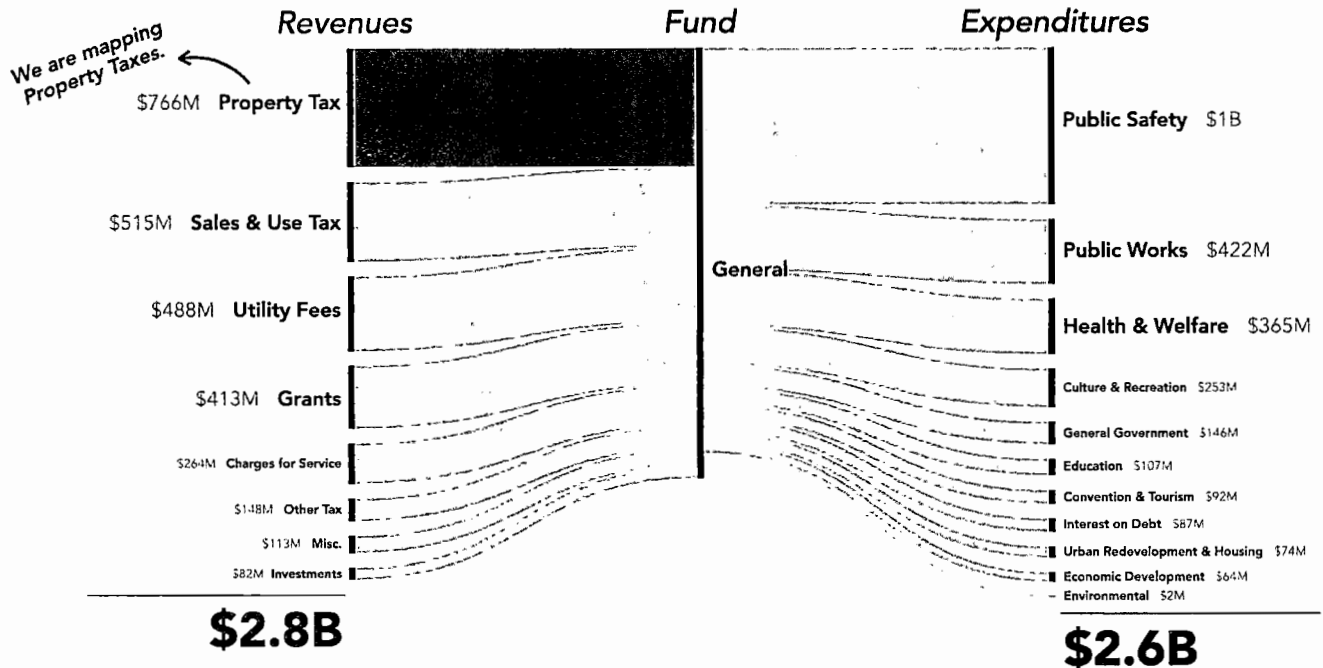


Figure 7. The General Fund of San Antonio's 2023 operating budget
Source: City of San Antonio Annual Comprehensive Financial Report (2023)

Value Per Acre

Total value is one way to analyze the overall value of a city, but when it comes to understanding economic productivity, it is not always the most useful. Urban3's analysis focuses on the "per acre" metric as a unit of productivity. After all, cities and counties are, at their simplest, finite areas of land. How that land is used has a direct effect on municipal budgets. The per acre metric normalizes total revenues and tax values, creating direct "apples-to-apples" comparisons utilizing land consumed as a unit of productivity.

Using value per acre (VPA) to compare properties is like using miles per gallon (MPG) to compare cars. When comparing cars, the miles a car can go per tank isn't typically referenced because it reflects the size of the tank, not how efficient the engine is. We apply the same principle to measure the financial productivity of various development types across a community.

The 2D maps in Figure 8 illustrate the difference between total market value and market Value Per Acre of parcels in Bexar County. When we normalize taxable value by acre, we are able to compare the value productivity of different land use patterns and building typologies.

From here, we turn to 3D visualization of the Value Per Acre Model to get a better understanding of property value productivity in San Antonio and Bexar County (Figure 9). The productivity of

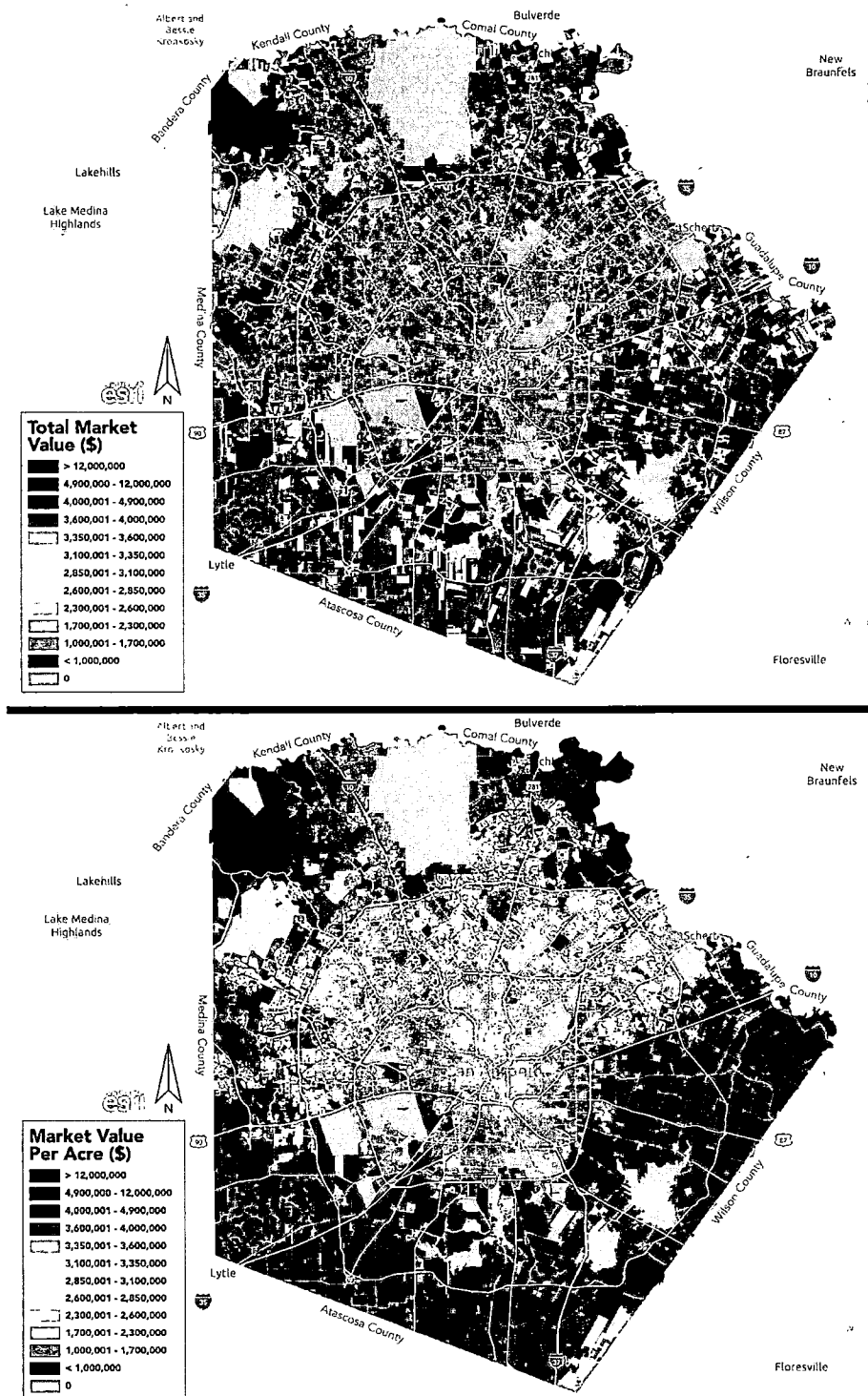


Figure 8. Total taxable value (top) versus taxable Value Per Acre (bottom) of Bexar County
Source: Bexar County Appraisal District (BCAD) (2023)

downtown San Antonio is striking, shooting off of the map. Zooming in, we can see other areas of productivity, such as the Tribute at the Rim and areas to the north of downtown. Meanwhile, lower density residential and commercial areas around the core of the city drop off in value per acre productivity.

"The per acre metric normalizes total revenues and tax values, creating direct "apples-to-apples" comparisons utilizing land consumed as a unit of productivity."

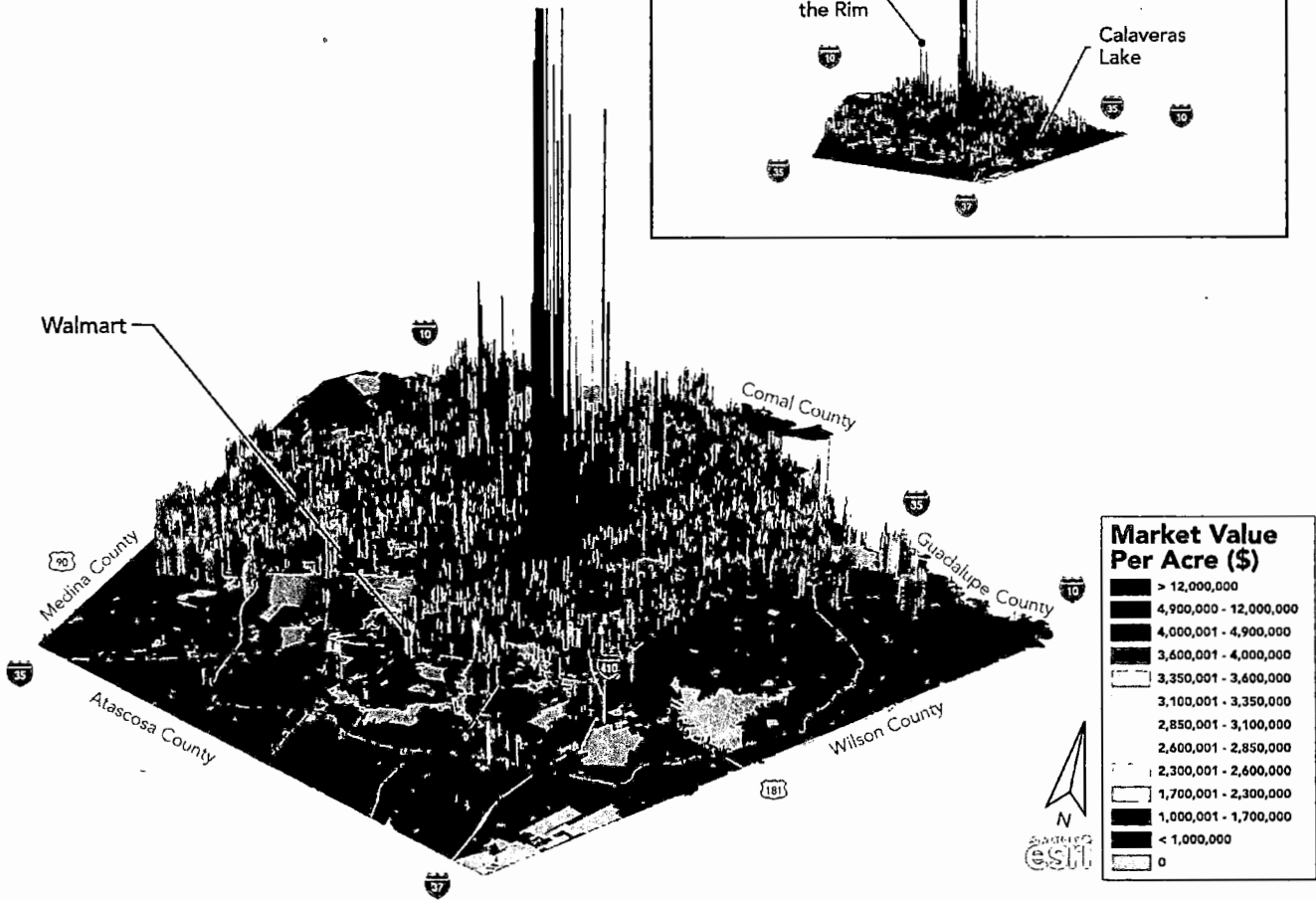
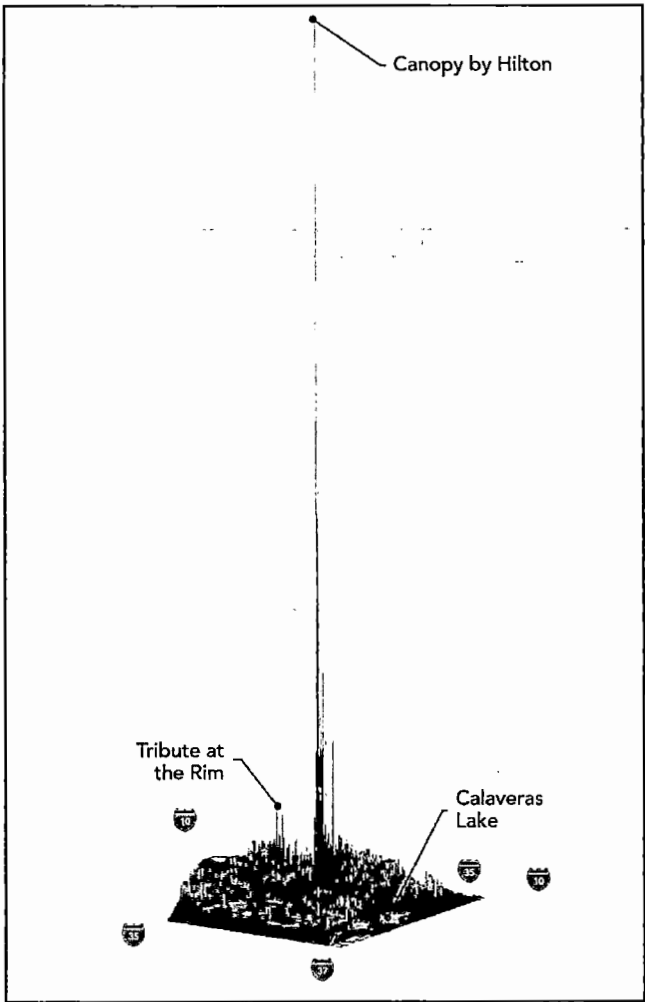


Figure 9. Three dimensional Value Per Acre model of Bexar County, wide view (top) and close up view (bottom)
 Source: Bexar County Appraisal District (BCAD) (2023)

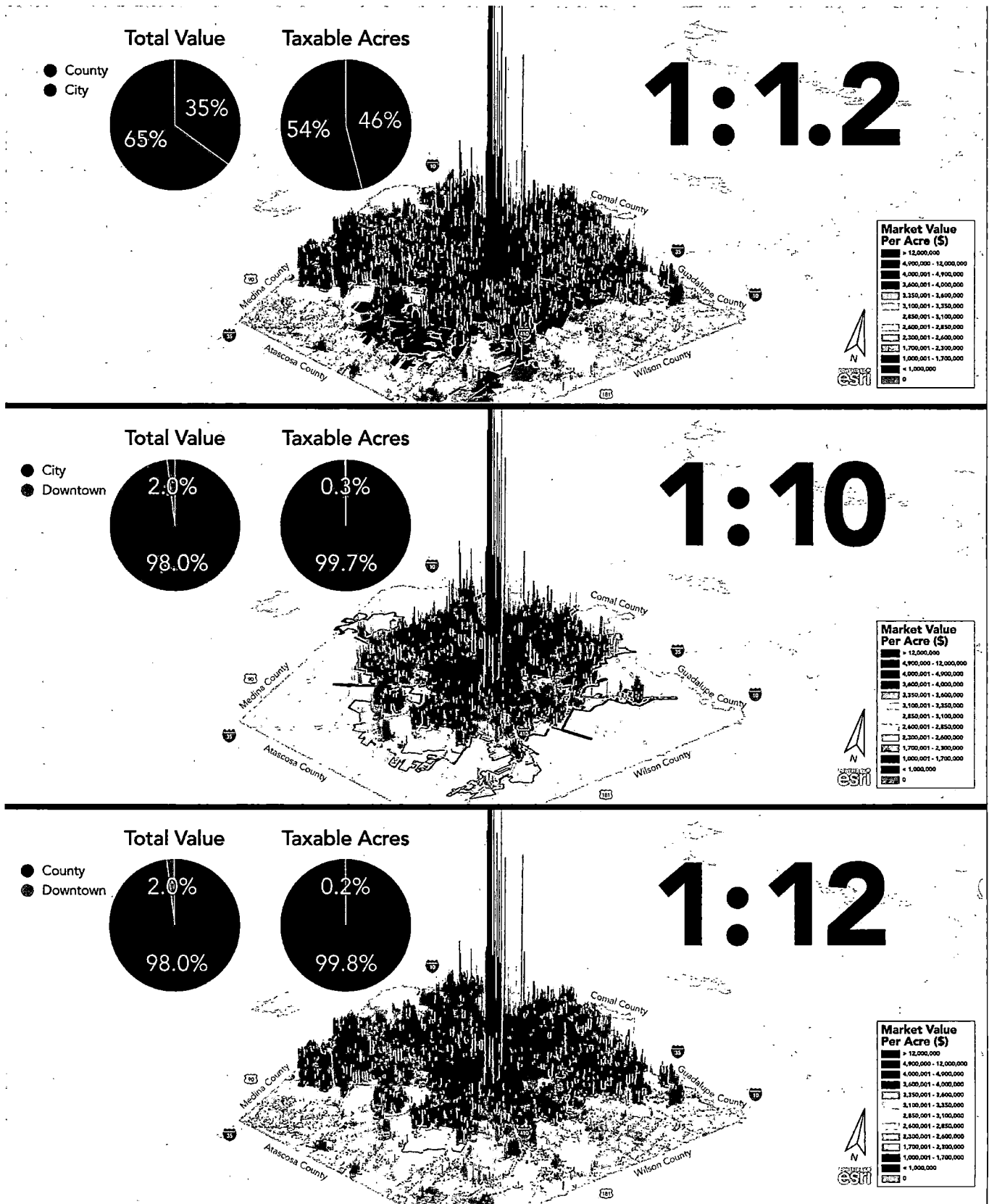


Figure 10. Ratios comparing the taxable area and taxable value of the City to the County (top), Downtown to the City (middle), and Downtown to the County (bottom)
 Source: Bexar County Appraisal District (BCAD) (2023)

Productivity Ratios

Visual representations in Figure 10 comparing the ratio of value to land area between Bexar County and the City of San Antonio helps to shed light on the relative magnitude of economic productivity that San Antonio and its downtown have for the region. San Antonio is 1.2 times as productive as the county as a whole. Downtown San Antonio is 10 times as productive as the city, and 12 times as productive as the county. Downtown's strong productivity relative to the city and the county is striking. This shows the value that the downtown brings in terms of property tax revenue generation to not just the city, but the county as well.

Taxable vs. Exempt Land

Figure 11 shows the comparison of taxable versus nontaxable land in San Antonio. A significant amount (27%) of land in the city does not produce property tax revenue to support the provision of city services. However, this is neither a bad or a good thing. It is something for the city to be aware of and means that the remaining 73% of land that is taxable should be valued and used with intentionality.

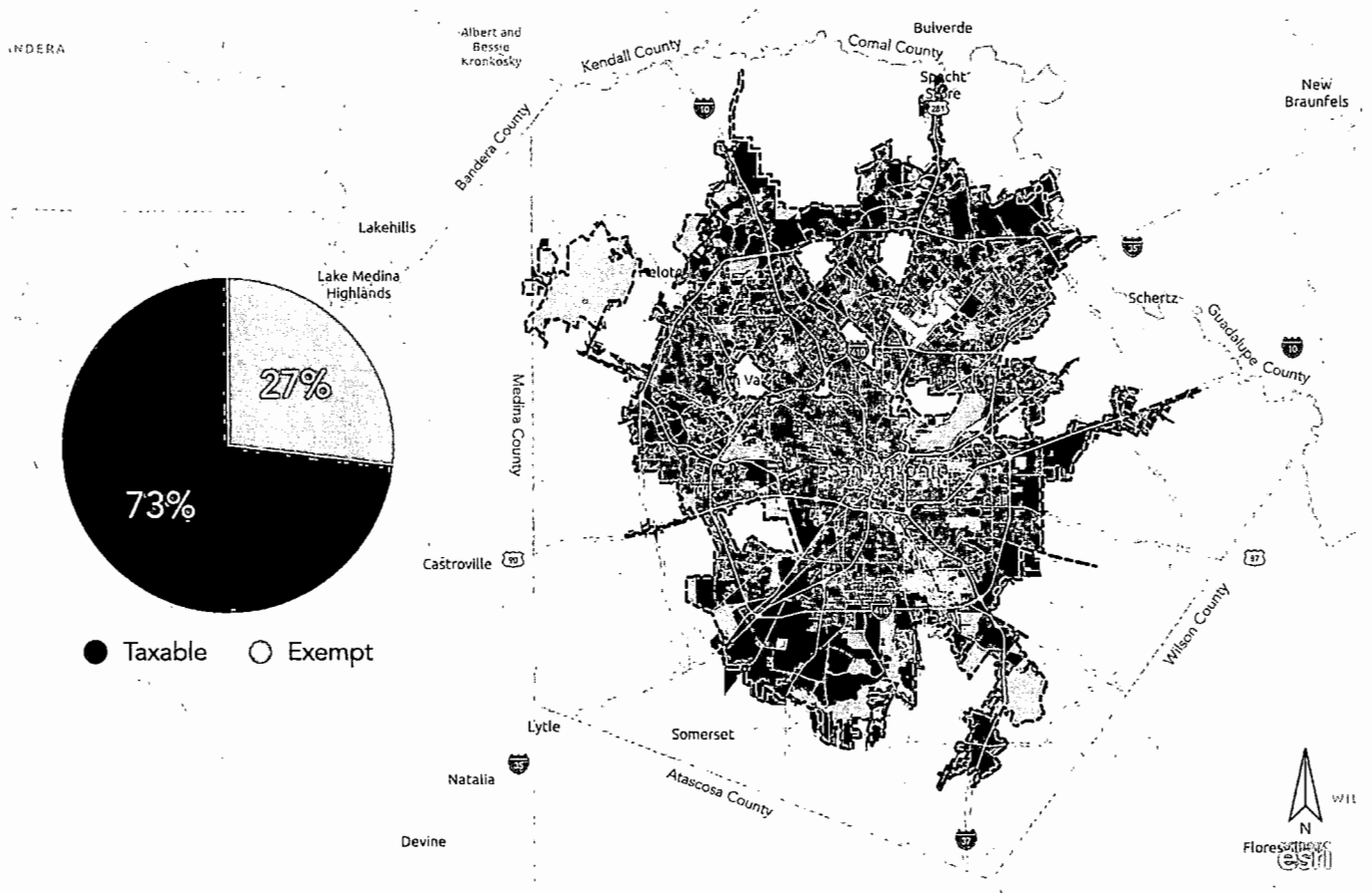


Figure 11. Taxable vs. exempt land in San Antonio
Source: Bexar County Appraisal District (BCAD) (2023)

Land Use Types

The high-level Value Per Acre Model for San Antonio gives us a great perspective on how different areas of the city compare in terms of productivity, but from here we can dig into individual properties to understand trends across land use types and how they compare to each other.

There are three general housing types Urban3 analyzed in the Value Per Acre Model. These include single family, missing middle, and multifamily. Single family homes in San Antonio come in various shapes and sizes on properties with widely varying acreages. On average, though, single family homes in San Antonio generate \$1 million per acre in value. Missing Middle housing, generally considered small- to medium-sized housing with multiple units as coined by Opticos design, generates, on average, \$1.4 million per acre in value. Multifamily housing generates, on average, \$2.4 million per acre in value. The chart in Figure 12 displays some examples of what these housing types look like.

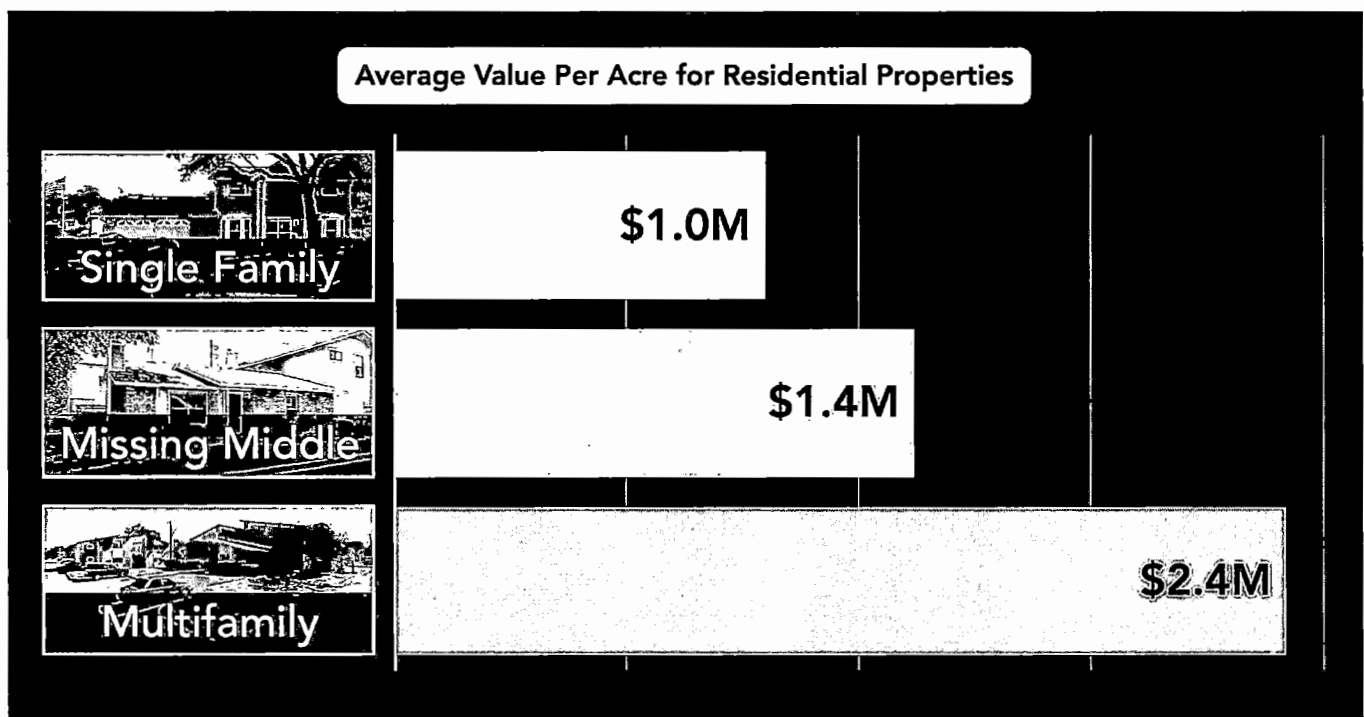


Figure 12. Average value per acre for residential properties
Source: Bexar County Appraisal District (BCAD) (2023), Google Maps

Commercial properties in San Antonio, similar to residential properties, have varying sizes and acreages, which results in a wide range in value per acre. How car-oriented the property use is typically has a large impact on the value per acre of the development. For example, commercial uses with extensive parking lots have relatively low value per acre values, like the Northwoods Shopping Center and the Huebner Oaks Center, are close to the Missing Middle or multifamily housing average (Figure 13). Other properties like the Tower Life Building and the PNC Tower, which have significantly more building area compared to parking, are getting value per acre numbers into the tens of millions of dollars (Figure 14).

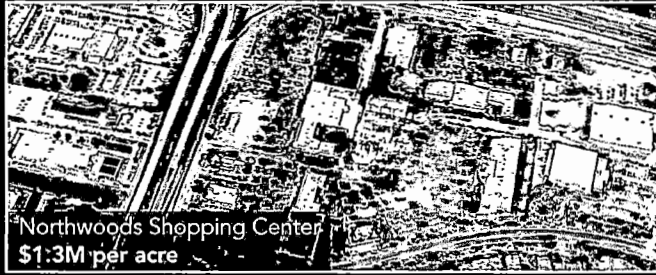


Figure 13. Value per acre of several shopping malls in San Antonio
Source: Bexar County Appraisal District (BCAD) (2023), Google Maps

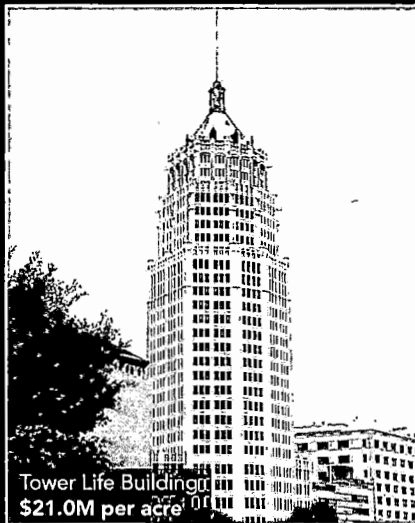


Figure 14. Value per acre of several downtown high rise buildings San Antonio
Source: Bexar County Appraisal District (BCAD) (2023), Google Maps

"Commercial uses with extensive parking lots have relatively low value per acre values."

Infrastructure Analysis

Now that we have an understanding of the revenue implications of San Antonio's development pattern, we can move on to analyzing the city's road and stormwater networks and costs associated with maintaining them. Urban3 uses a different methodology when it comes to considering the costs of infrastructure systems by taking into account the complete lifecycle costs associated with maintaining and operating these systems year after year. Once a jurisdiction puts infrastructure in the ground, it is typically responsible for maintaining that infrastructure in perpetuity.

First, in Figure 15, we consider the road and stormwater networks that San Antonio is responsible for. The two systems vary in scale, but each is significant. Looking at the annual lifecycle cost for these systems, we get an understanding of the budgetary commitment required for their maintenance.

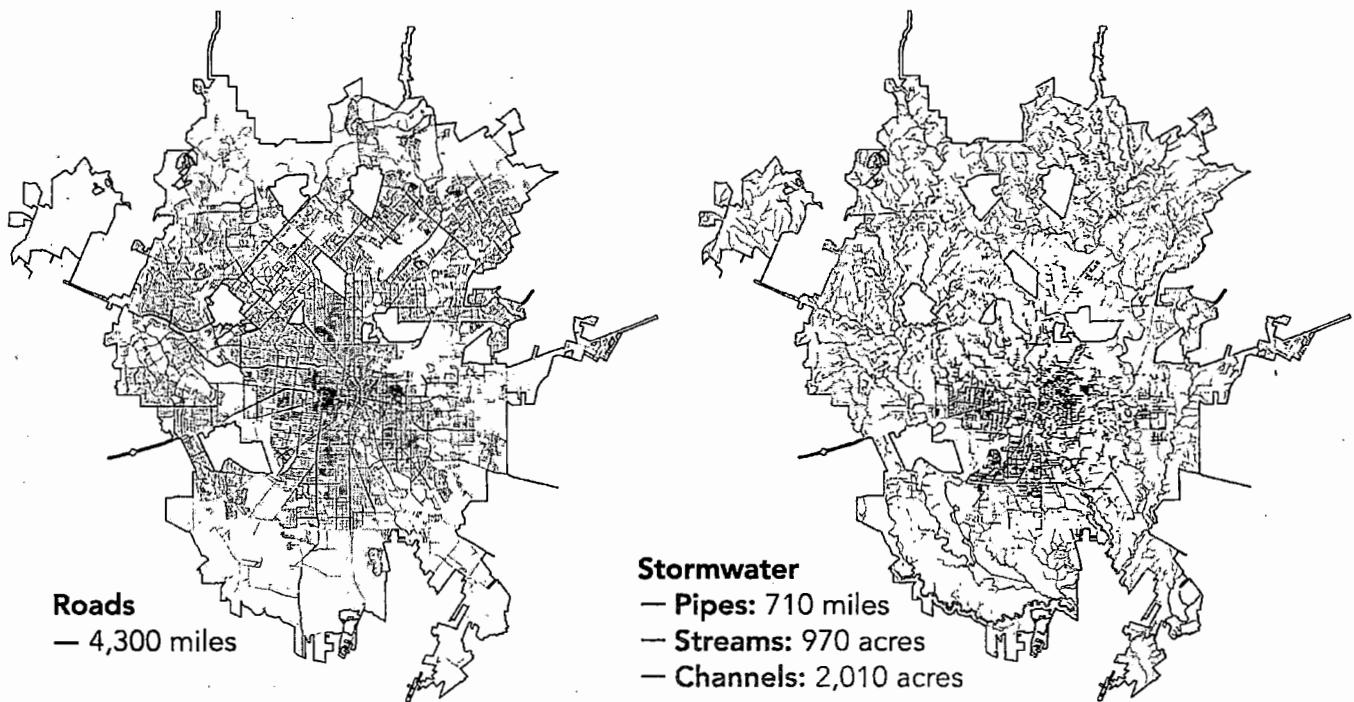


Figure 15. Maps showing the City's road and stormwater infrastructure
Source: San Antonio's 2023 Annual Comprehensive Financial Report (ACFR), City of San Antonio Budget (2024), San Antonio 2024-2029 Capital Improvements Plan

It is also important to consider infrastructure obligations and how they have changed. Figure 16 shows the change in road build and rebuild cycles over time. The key takeaway is that once a road is built, it must be maintained and rebuilt over and over. Any new roads that are added to the system only increase the infrastructure maintenance obligations of San Antonio. These obligations stack up over time and lead to greater and greater liabilities that must be accounted for. In essence, road maintenance obligations are forever.

Road Maintenance Load and Rebuild Schedule

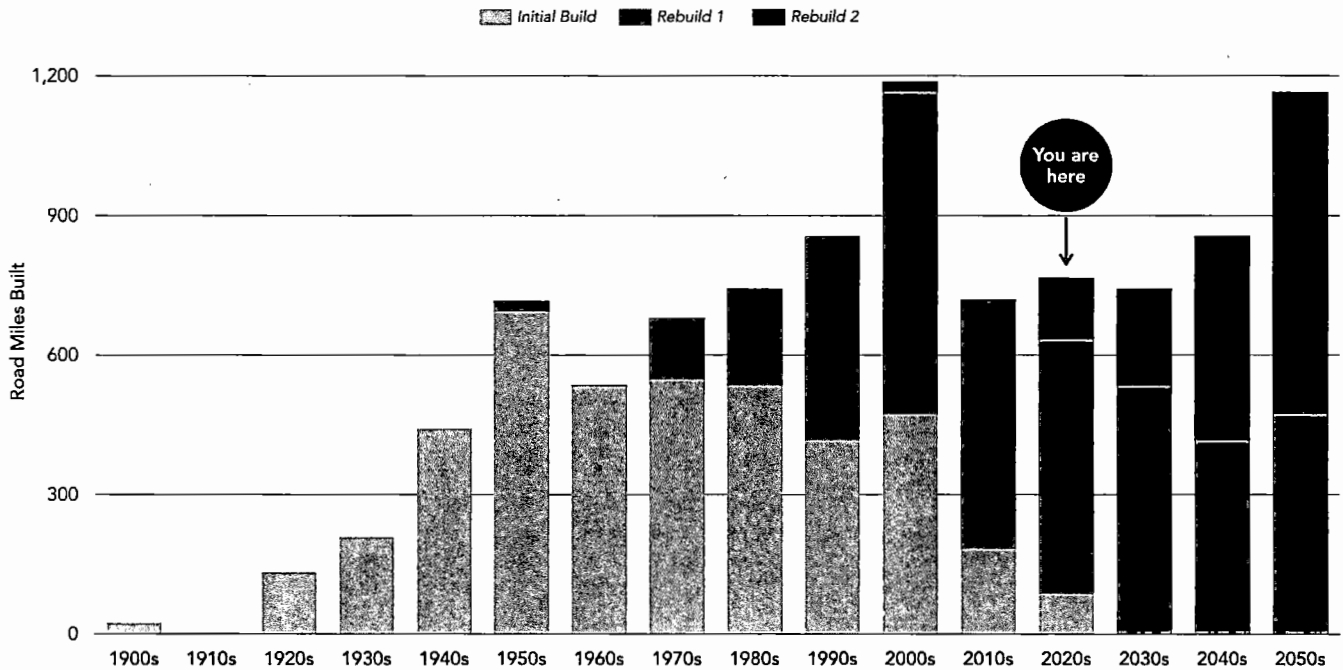


Figure 16. Conceptualized chart showing the past, present, and future of San Antonio's road mile liability
Source: City of San Antonio (2024), Urban3 Estimates

Average Infrastructure Spending

These bar charts show the difference in the city's current annual spending for operating, maintaining and replacing the road and stormwater systems, and Urban3's estimates for this annual spending taking into account lifecycle costs. There is an ongoing cost for annual maintenance, but periodically there will be major expenses for large capital investments - i.e. replacing a bridge or building a new stretch of road - that should be considered in the annual budgeting for the system. This last portion, adding infrastructure, actually increases the future

expenditures through expanding the current system. We don't want to compare that to maintaining the current system, so if we remove that piece, we can see that the systems aren't keeping up with the required expenditure to maintain them.

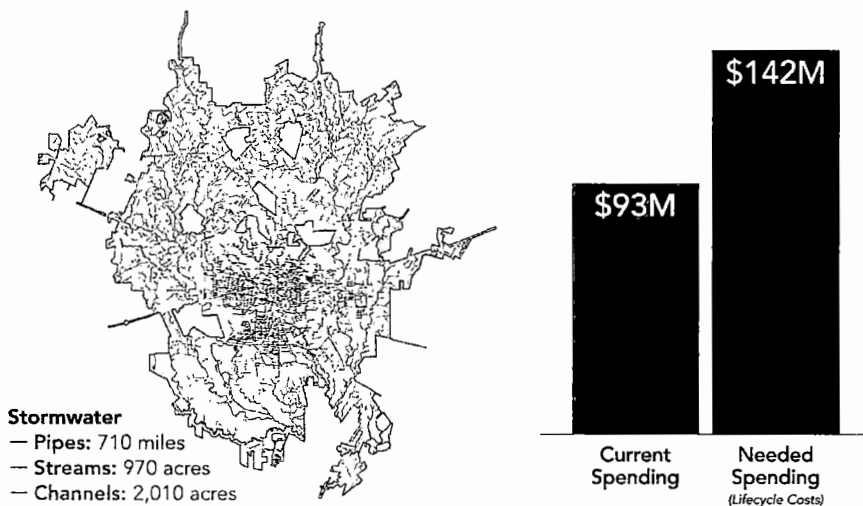


Figure 17. San Antonio's stormwater infrastructure current and needed spending
Source: San Antonio's 2023 Annual Comprehensive Financial Report (ACFR), City of San Antonio Budget (2024), San Antonio 2024-2029 Capital Improvements Plan

San Antonio spends \$93 million each year on the stormwater system. However, based on Urban3's analysis, the City should be spending \$142 million each year, nearly a \$50 million difference (Figure 17). Regarding road network maintenance, San Antonio spends \$348 million each

year. Similar to the stormwater system, Urban3's analysis suggests the City should be spending \$421 million each year, a \$73 million difference (Figure 18). The discrepancies in spending will lead to decreased levels of service and the potential for increased disruption in these systems over time.

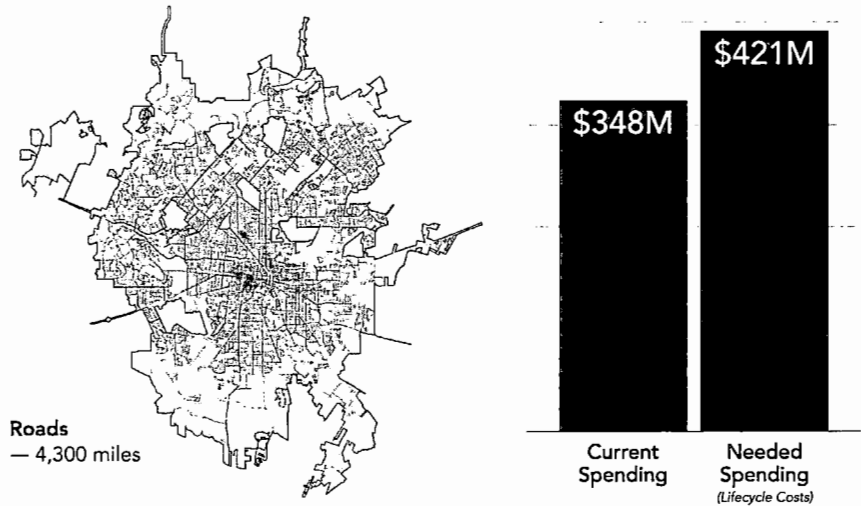
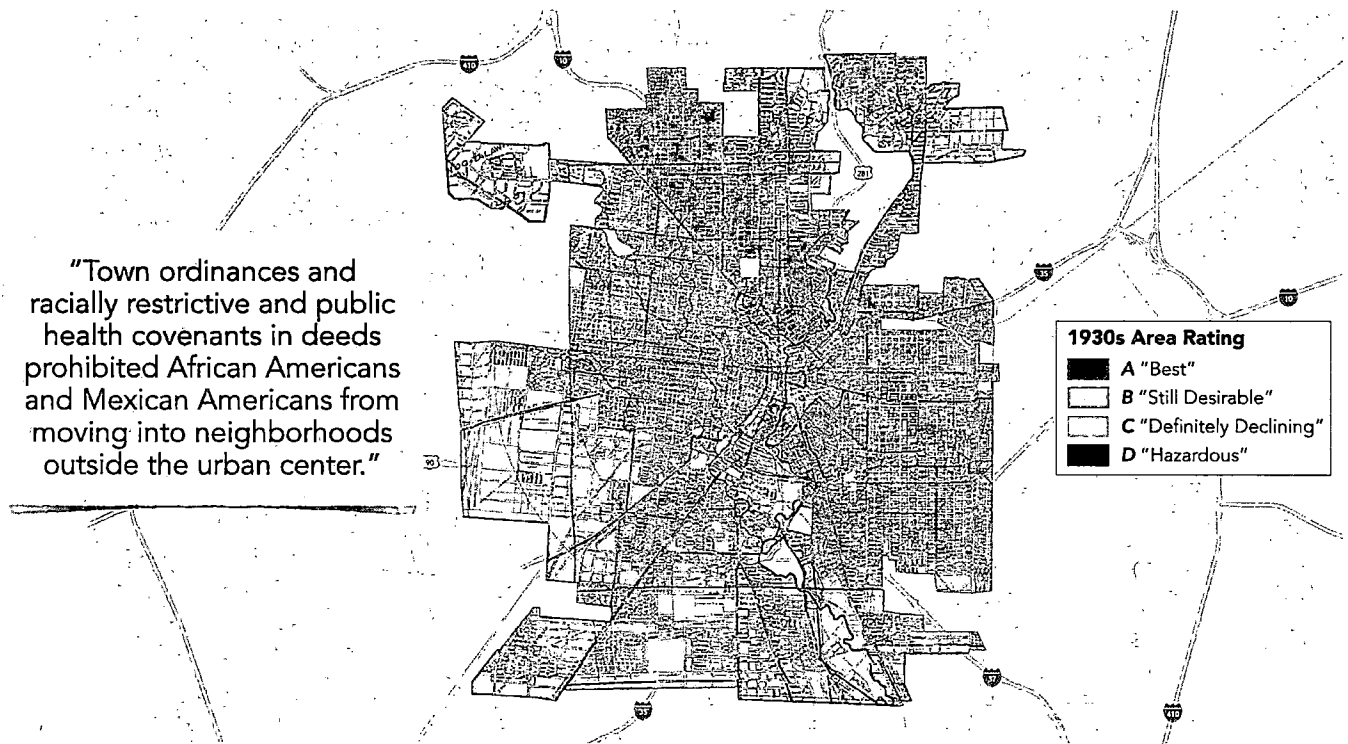


Figure 18. San Antonio's stormwater infrastructure current and needed spending
Source: San Antonio's 2023 Annual Comprehensive Financial Report (ACFR), City of San Antonio Budget (2024), San Antonio 2024-2029 Capital Improvements Plan

Legacy of Redlining

In the 1930s, communities with populations over 50,000 around the United States were mapped to determine which areas of cities were safe or unsafe for banks to provide home equity loans in. However, these maps exhibited extremely racist tendencies and led to many Black, Hispanic, and Immigrant communities without the ability to access financing to purchase or renovate homes. These maps, produced by a federal agency called the Home Owners' Loan Corporation (HOLC), came to be known as "redlining maps" because the areas deemed hazardous to provide loans in were colored red (Figure 19). These often corresponded to areas with high concentrations of Black people, Hispanic people, and/or Immigrants. Meanwhile, areas that were mostly occupied by White people were mapped as green or blue.



"Town ordinances and racially restrictive and public health covenants in deeds prohibited African Americans and Mexican Americans from moving into neighborhoods outside the urban center."

Figure 19. Historic redlining map of San Antonio
Source: dsl.richmond.edu

Though this practice was banned in 1968, the repercussions of this policy can still be seen today, particularly when considering property value productivity. Urban3 overlaid the historic HOLC redlining map for San Antonio on the Value Per Acre Model to see how single family properties in the various zones compare (Figure 20). A clear differentiation can be seen between properties that were in green and blue map zones versus yellow and red map zones. The nearly \$1 million per acre difference, on average, between blue and yellow zones shows a significant impact that the lack of access to formal home equity had in San Antonio decades after the policy was eliminated.

"The nearly \$1 million per acre difference, on average, between blue and yellow zones shows a significant impact that the lack of access to formal home equity had in San Antonio."

Shown: Single family residential property types only

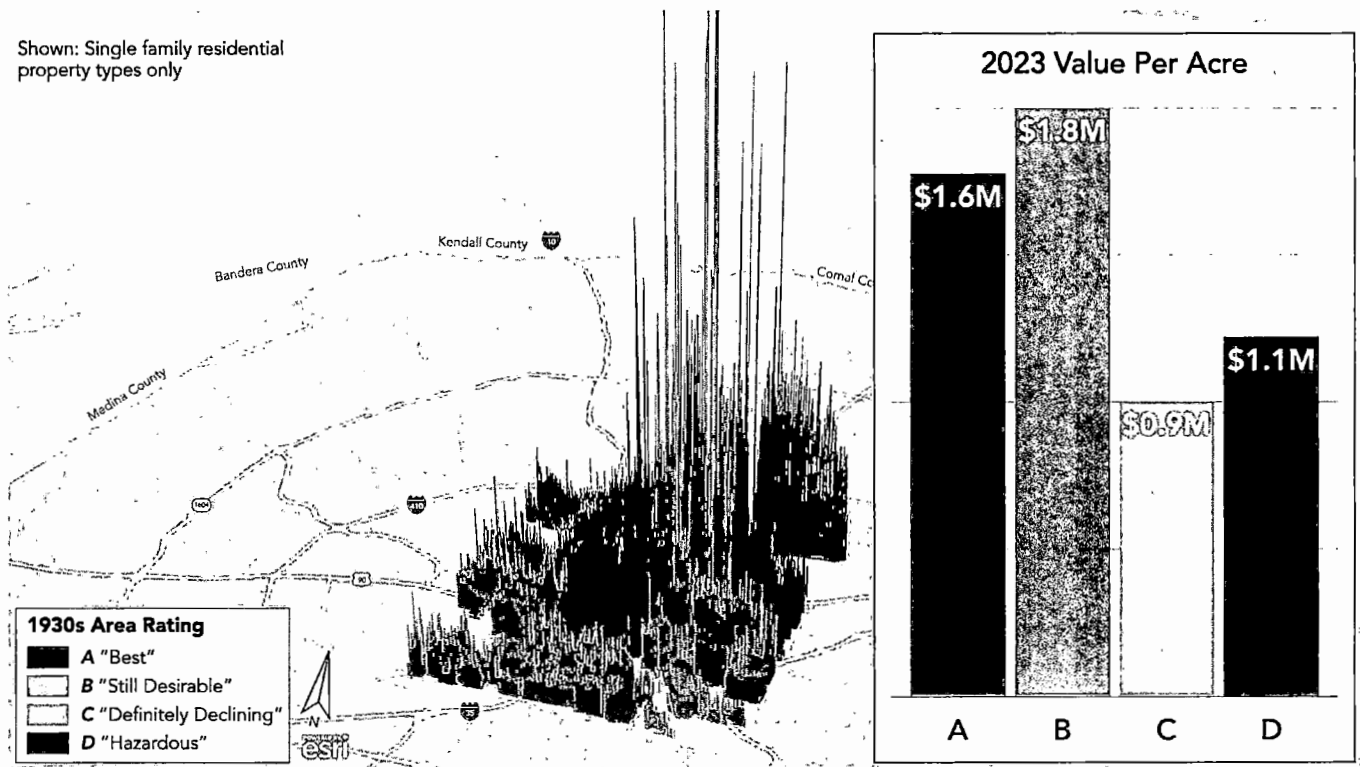


Figure 20. Historic redlining map of San Antonio overlaid with the City's 3D Value Per Acre model
Source: dsl.richmond.edu, Bexar County Appraisal District (BCAD) (2023)

Equity in Assessment

This section summarizes the results from the property assessment equity analysis for Bexar County, TX. The quality of property assessment is vital in gauging the fairness and accuracy of the assessment process, ensuring equitable treatment across different groups. It's essential to recall that the property tax bill, a key outcome for property owners, is computed by considering the appraised value of the property, accounting for exemptions, and then multiplying the result by the applicable tax rate. In evaluating the property tax system, a comparison between the assessed values assigned by Bexar County and the actual sale prices of properties becomes instrumental. This comparative analysis serves as a crucial metric for assessing both the fairness and accuracy of the property tax system.

The accuracy of an assessment matters because fair market value is by law the correct basis for tax payments per the State of Texas Property Tax Code (Sec. 23.01). This is challenging in Texas because property sales information is not publicly available with Texas being a non-disclosure state. As a result, Multiple Listing Service (MLS) sales records provided by Realtors are the only comprehensive source of data to conduct this analysis. This underlying data cannot be shared publicly to preserve personal privacy, so only high level statistics and patterns can be generated to help understand assessment variation and accuracy.

Sale Ratio

The sale ratio, a pivotal metric in this analysis, is derived by dividing the assessed value of a property by its corresponding sale price. This fundamental calculation enables the evaluation of property assessments in relation to actual market transactions. Overassessment, leading to an increased tax burden, occurs when the assessed value exceeds the property's actual sales price. In such cases, the sale ratio surpasses 1. Conversely, underas-

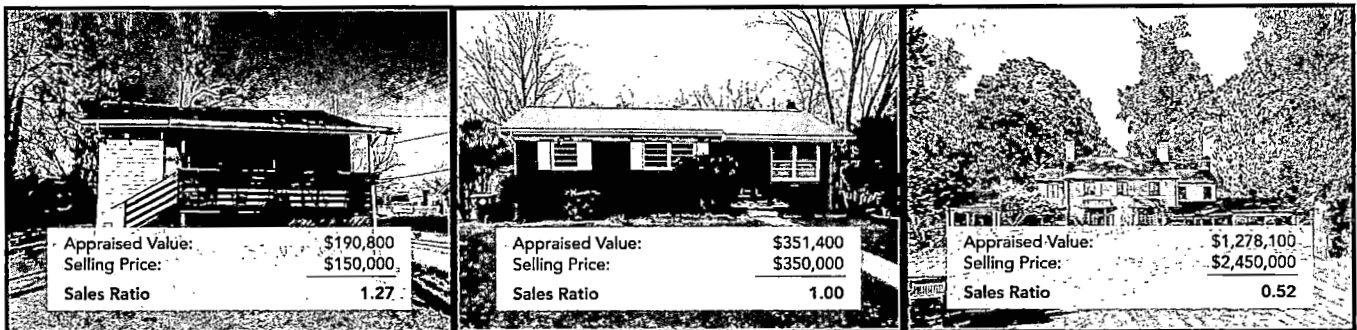
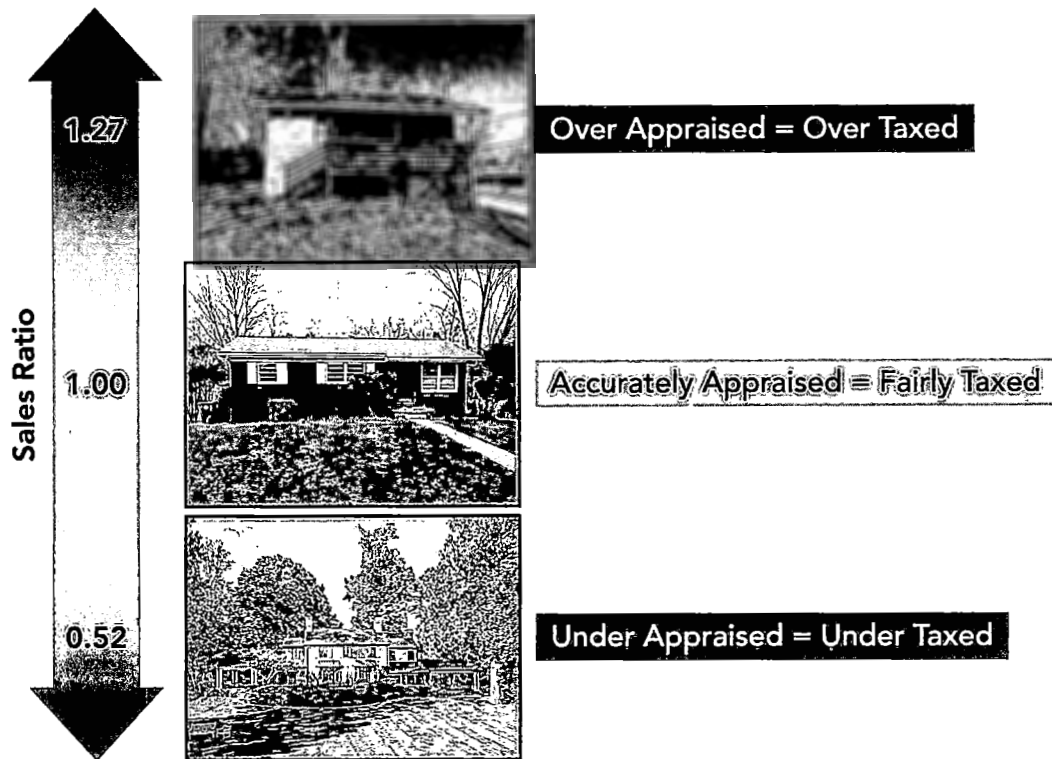


Figure 21. Sale ratio examples
Source: Urban3

assessment, resulting in a reduced tax burden, occurs when the assessed value falls below the actual sales price, leading to a sale ratio below 1. By law the goal of the assessment process is to match market values to assessed values that determines how much each property owner must contribute to paying for services.

A perfectly accurate assessment is achieved when the assessed value aligns precisely with the sale price, resulting in a sale ratio of 1. It is important to note that this analysis exclusively considers properties that were sold during the studied time period, as the sale ratio relies on actual property sales data for its computation. By dividing homes into ten equally sized groups of similar values, or deciles, the analysis of sales ratio can be improved to provide more insight into fairness than a county wide statistic.

Given in Figure 21 are some contextual examples of homes and their appraised and sale prices which established a visual framework for evaluating the sale ratio in terms of fair, over, or under taxing based on assessment.

Sale Deciles

When evaluating the effectiveness of property assessment, identifying issues related to fairness and accuracy can be challenging when applying statistical tests to the entire sample of properties sold in a given year. Consequently, it becomes essential to disaggregate the dataset into smaller segments to assess the fairness and accuracy of different groups in comparison to one another. Dividing the sales into deciles forms the base for a comprehensive understanding of the sales ratio concept and its implications for property assessments.

Sale deciles are computed by dividing the total number of property sales in a given year into ten equal buckets, or deciles based on the range of property sale prices. This process allows for a systematic categorization of sales, creating ten distinct groups that represent different segments of the market, shedding light on sale patterns in these segments. A visual framework for dividing the housing stock into deciles is given in Figure 22. From here, the sales ratios are calculated for the properties in each decile and the median is used to describe the average for each decile. We can then plot these ten sale ratio values on a chart as the dependent variable, using the sale price as the independent variable. Analyzing the shape of these charts provides insight into how fair and accurate property assessment is in a given year.

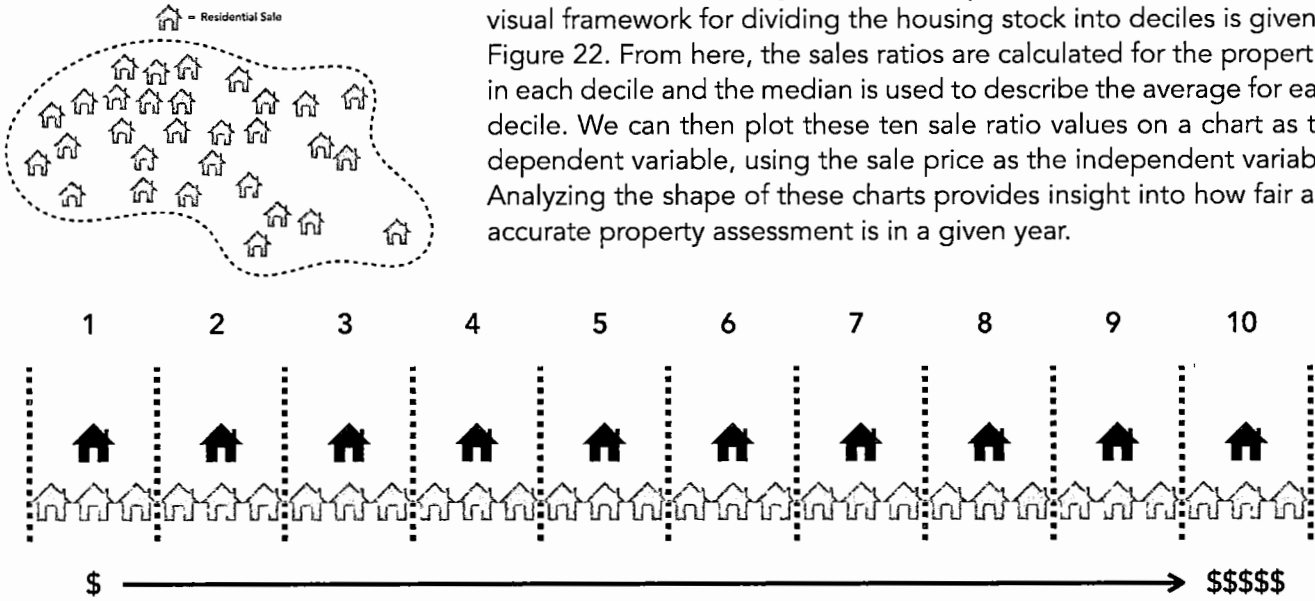


Figure 22. Sale deciles are computed by ordering the homes by ascending sale price and then dividing into 10 equal groups
Source: Urban3

Assessment Accuracy: Median Sale Ratio

Figure 23 shows the sale ratio charts for years 2017 to 2023 in Bexar County. Here, we can see a dotted line set at 1 on each chart. As described above, this represents a perfectly accurate assessment and is the goal. Deviations from 1 lead to either overassessment or underassessment, and the position of a given point on the chart helps us determine if a decile was, on average, overassessed or underassessed. With multiple sale ratio curves, we can compare assessment accuracy over time. There are clear variations between how the deciles are assessed in a given year and then how those deciles are assessed over time.

Assessment Fairness: Median Adjusted Sale Ratio

A helpful process for comparing sale ratio curves across years is to calculate what is called the median adjusted sale ratio for each decile. This takes the overall median sale ratio for all sales in a given year and sets that value as the new "1," or what was a reasonable sale ratio given various factors impacting the real estate market. The results of determining the median adjusted sale ratio for each decile in a given year can be seen in Figure 24. These charts are helpful for determining how fair the assessment was over time.

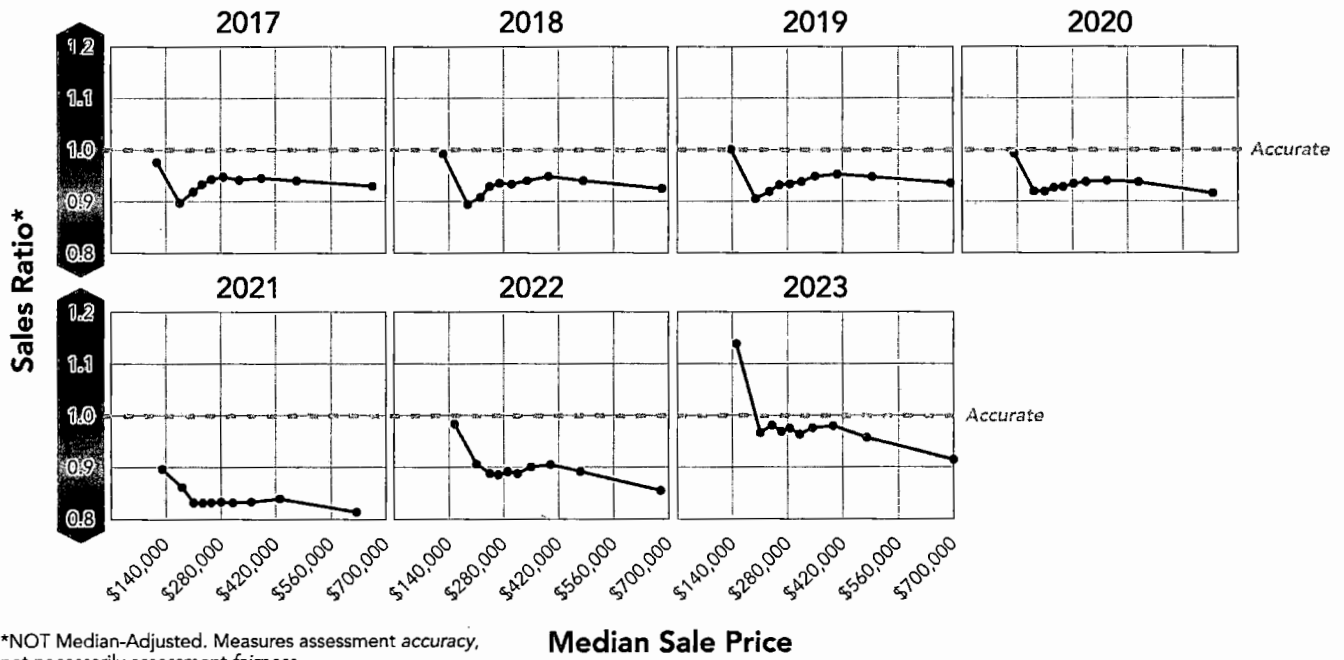


Figure 23. Assessment accuracy in Bexar County, 2017-2023
 Source: Texas A&M Real Estate Research Center (2023), Bexar CAD (2023)

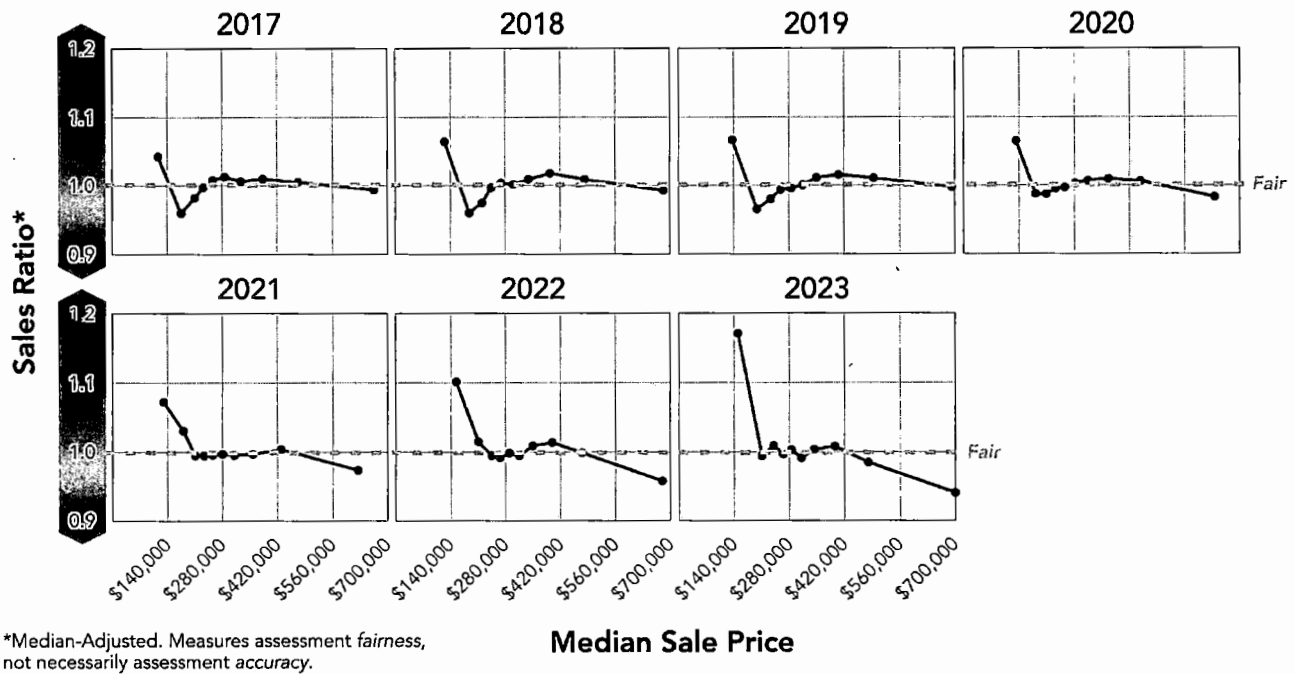


Figure 24. Assessment fairness in Bexar County, 2017-2023
 Source: Texas A&M Real Estate Research Center (2023), Bexar CAD (2023)

After reviewing the charts, it is clear that the lowest sale value decile is consistently overassessed relative to all other deciles. This means that homeowners of the lowest value homes are consistently having their homes overvalued, and therefore overtaxed, relative to all other homeowners. Additionally, owners of the most valuable

homes have consistently had their homes undervalued, and therefore undertaxed, relative to other homeowners. The difference is most striking in 2022 and 2023. There is a consistent pattern of underassessment in the second and third deciles in years 2017-2020. This can be attributed to the increasing demand for these types of homes, coupled with a scarcity of housing stock in this category, leading to considerable price pressure in the market. However, this pattern has shifted in recent years, where the middle deciles are tending more towards fair assessment.

“The homeowners of the lowest value homes are consistently having their homes overvalued, and therefore overtaxed, relative to all other homeowners.”

Assessment Gap

Discrepancies in assessed values relative to sale prices can highlight inequities in property tax burdens. Over-assessment (overtaxation) in lower deciles can lead to these homeowners paying more than their fair share of taxes, while underassessment (undertaxation) in higher deciles shifts the tax burden away from wealthier property owners.

Figure 25 shows the same disparity in property tax burden across different segments of property values. Homeowners with the least expensive homes (homes between the first and second deciles) are overpaying \$41 million in property taxes in 2023 (highlighted in orange). On the other hand, the later deciles (all homes from second to tenth deciles) are saving \$551 million in property taxes in 2023 (highlighted in teal). Addressing these discrepancies can help achieve a more equitable distribution of property tax burdens.

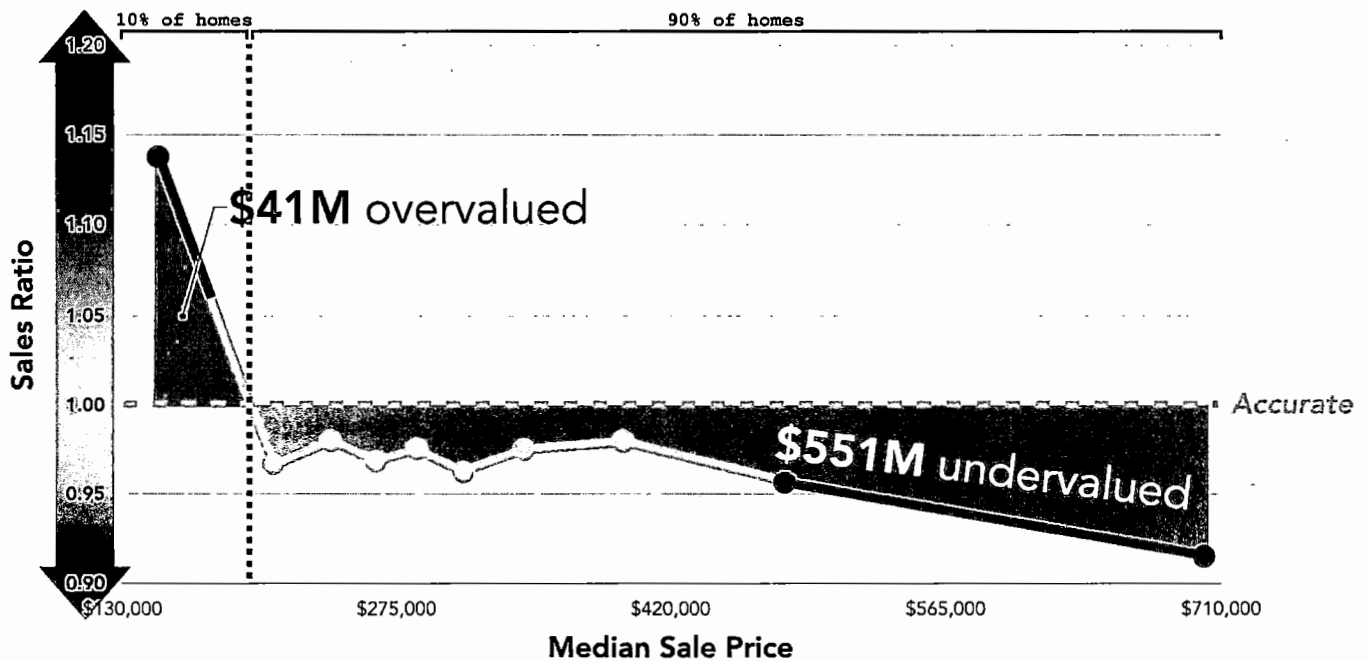


Figure 25. Bexar County's 2023 sale ratio curve
 Source: Texas A&M Real Estate Research Center (2023), Bexar CAD (2023)

Zip Code Comparison

In comparing sales across several zip codes in San Antonio with historical redlining maps, this section focuses on observing sale ratio patterns in areas historically categorized by the HOLC under different desirabilities for investment/color codes and their current trends, examining any lingering effects of historical redlining practices.

For this analysis, the focus was on Alamo Heights (zip code 78209), historically designated as “Blue” or “Still Desirable” by the HOLC, and South Side (zip code 78214), is mostly labeled as “Yellow” or “Definitely Declining” and partly “Red” or “Hazardous.” Figure 26 shows the redlining map with the two zip codes highlighted. According to the 2020 Census data, Alamo Heights has a predominantly white population (60% white, 34% Hispanic, and the remainder other racial groups), while South Side is primarily Hispanic (88% Hispanic, 11% white, and the rest other racial groups). Figure 27 shows the racial dot density map with zip codes in consideration highlighted.



Figure 26. San Antonio's redlining map overlaid with two current zip codes
Source: BCAD (2023), University of Richmond, HOLC

In Alamo Heights, where the median home sale price is \$566,000, 36% of homes are underassessed, 25% are overassessed, and the remaining 39% are fairly assessed, resulting in a median sale ratio of 0.98 for the zip code. Conversely, in South Side, where the median home sale price is \$172,000, 15% of homes are underassessed, 37% are fairly assessed, and 48% are overassessed, yielding a median sale ratio of 1.09. This suggests that homes in South Side are generally overassessed compared to those in Alamo Heights. Figure 28 illustrates the same.

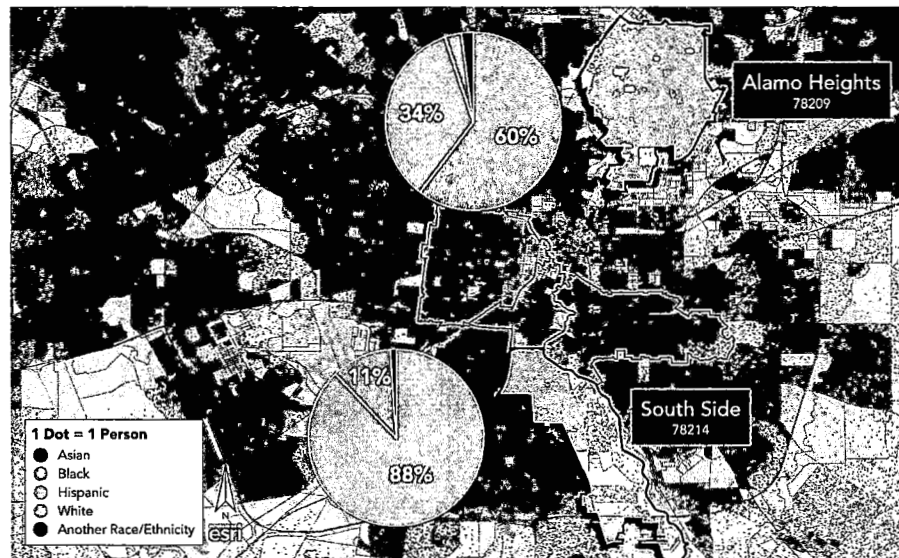


Figure 27. Racial & ethnicity dot map highlighting Alamo Heights and South Side
Source: Texas A&M Real Estate Research Center (2023), Bexar CAD (2023), American Community Survey (2022), US Census (2020)

assessed, yielding a median sale ratio of 1.09. This suggests that homes in South Side are generally overassessed compared to those in Alamo Heights. Figure 28 illustrates the same.

This analysis underscores the consequences of historical injustices in homeownership today, where disparities in property assessments reflect past discriminatory practices. Addressing these disparities is essential for promoting equitable property valuation practices that support housing stability and economic well-being across diverse communities.

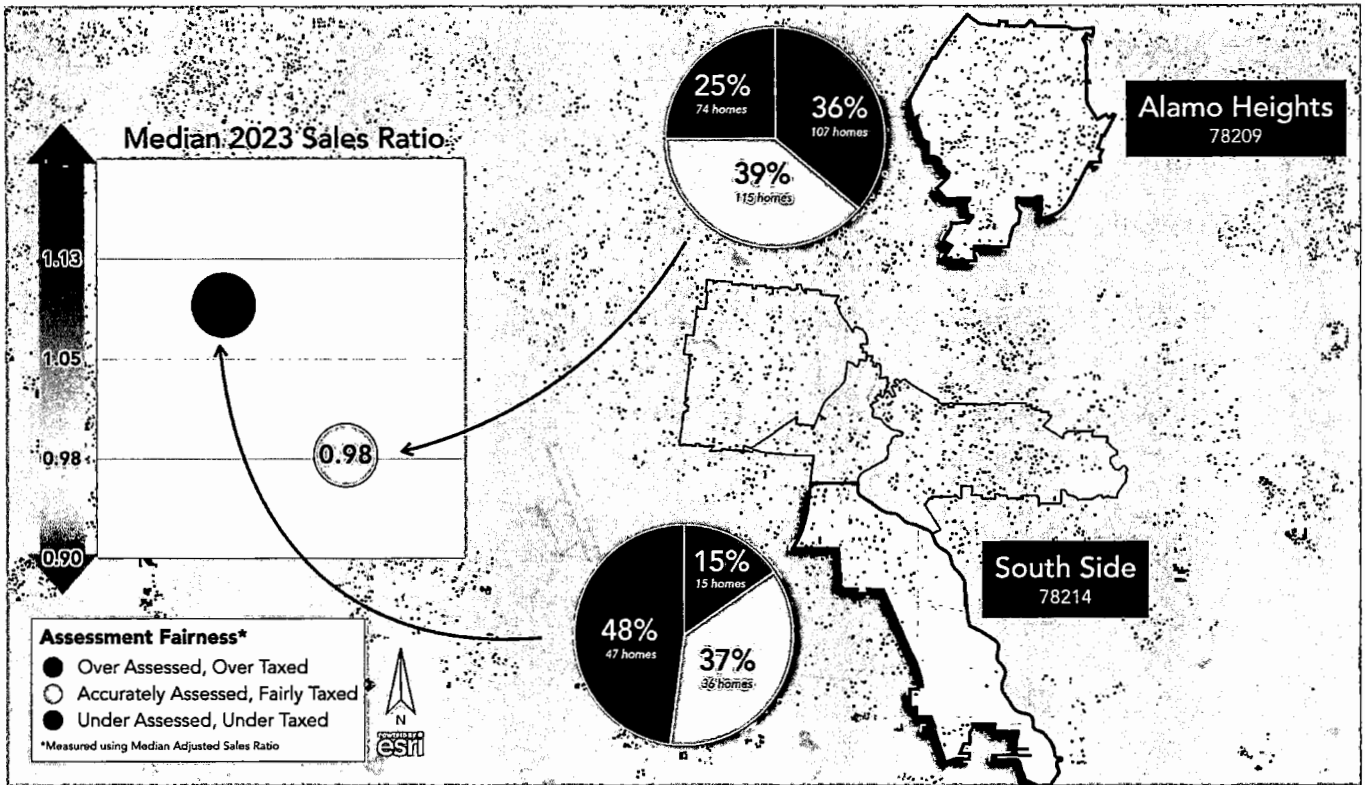


Figure 28. Comparing the median sale ratios of Alamo Heights and South Side
 Source: Texas A&M Real Estate Research Center (2023), Bexar CAD (2023)

Expanded Readings

Strong Towns: A Bottom-Up Revolution to Rebuild American Prosperity

Charles L. Marohn, Jr.

Walkable City: How Downtown Can Save America, One Step at a Time

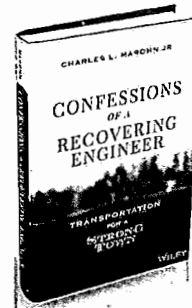
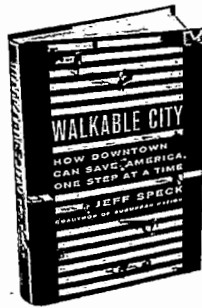
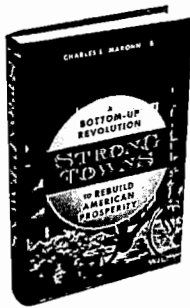
Jeff Speck

Happy City: Transforming Our Lives Through Urban Design

Charles Montgomery

Confessions of a Recovering Engineer: Transportation for a Strong Town

Charles L. Marohn, Jr.



URBAN3

Data-driven storytelling

Principal	Joe Minicozzi, AICP
Chief Analyst	Phillip Walters
Project Manager	Adam Carr, AICP
Analyst I	Gurleen Kuar
Data Scientist/Developer	Alex Devoid
Graphics Specialist	Brooke Robinson

All maps are created with ESRI software, and all data used in this analysis and report (unless otherwise noted) was provided by the City of San Antonio, Texas.

urbanthree.com

STAFF SUMMARY SHEET

ISSUE: Discussion Item

The board of directors may discuss the recently proposed legislation.

STAFF SUMMARY SHEET

ISSUE: Chief Appraiser's Report

The board of directors will receive the following reports from the chief appraiser:

1. Financial Condition
 - a. Funds investment report for December 2024
 - b. Statement of revenues and expenses through December 31, 2024
 - c. Designated cash funds report through December 31, 2024
2. Appraisal Records
 - a. The board of directors will receive an overview of the property tax calendar and an update on the status of work regarding the 2025 appraisal roll.

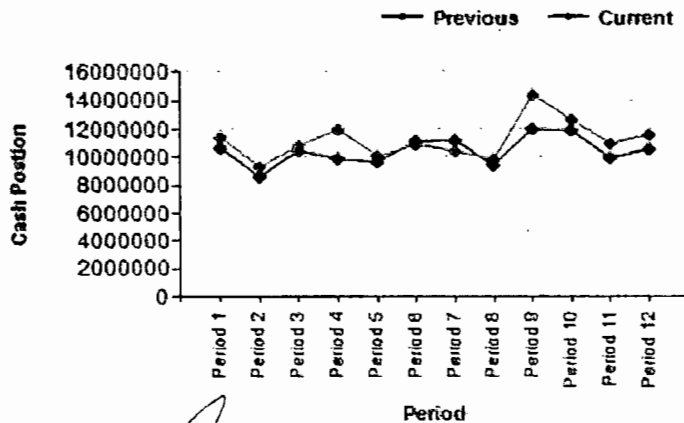
BEXAR APPRAISAL DISTRICT
Funds Investment Report
12/31/2024

Cash - Operating Account	\$ 3,074,796.19	<u>% RATE</u> 0%	<table border="1"> <tr> <th colspan="2">Other Rate Comparisons</th> </tr> <tr> <td>TexPool</td> <td>90 day T-Bill</td> </tr> <tr> <td>4.56%</td> <td>4.51%</td> </tr> </table>		Other Rate Comparisons		TexPool	90 day T-Bill	4.56%	4.51%
Other Rate Comparisons										
TexPool	90 day T-Bill									
4.56%	4.51%									
Total Deposits	\$ 11,579,075.28	3.17%								
Pledged Collateral:			Year-To-Date Interest Earned \$ 288,308.02							
FDIC	\$ 250,000.00									
FMV	\$ 17,450,559.74									
Total Collateral	\$ 17,700,559.74									
Collateral Over (Under)	\$ 6,121,484.46	151% FMV Less FDIC per investment Policy								

Cash Position

This Period	Current	Previous	Change	% Change
vs. Last Period	\$ 11,579,075.00	\$ 10,963,108.00	\$ 615,967.00 ↑	5.62%
vs. This Period Last Year	\$ 11,579,075.00	\$ 10,539,269.00	\$ 1,039,806.00 ↑	9.87%

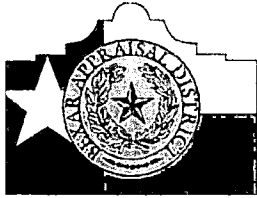
Cash Position Detail



Signed by: *Cyrtex*
Investment Officer for Bexar Appraisal District

This report and the investments represented are in compliance with the District's Investment Policy, GAAP, and the Public Funds Investment Act, Chapter 2256, Government Code.

Most recent 10 hour training course completed: September 2024 with TAAO



Bexar Appraisal District
Balance Sheet
 As of 12/31/2024

	<u>October</u>	<u>November</u>	<u>December</u>
ASSETS			
Cash and Short Term Investments	\$12,672,573.02	\$10,963,108.22	\$11,579,075.28
Accounts Receivable	8,489.00	(1,273.00)	4,653,677.00
Employee Advances	330.68	0.00	0.00
Prepaid Expenses	68,922.40	68,922.40	39,134.53
Total Current Assets	12,750,315.10	11,030,757.62	16,271,886.81
General Fixed Assets	4,636,800.67	4,636,800.67	4,705,717.95
Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Non-Current Portion Sick & Vacation	1,333,236.29	1,333,236.29	1,370,292.72
Total Non- Current Assets	11,719,576.09	11,719,576.09	11,825,549.80
Total Assets	24,469,891.19	22,750,333.71	28,097,436.61
LIABILITIES			
Accounts Payable	240,154.87	239,896.18	422,674.92
Total Current Liabilities	240,154.87	239,896.18	422,674.92
Non-Current Sick & Vacation Accrual	1,333,236.29	1,333,236.29	1,370,292.72
Total Liabilities	1,573,391.16	1,573,132.47	1,792,967.64
Equity			
Investment in Fixed Assets-Building	5,749,539.13	5,749,539.13	5,749,539.13
Investment in Fixed Assets	4,636,800.67	4,636,800.67	4,705,717.95
General Restricted Reserve Fund	3,523,000.00	3,523,000.00	4,000,000.00
Designated - Digital Orthophotography	100,000.00	100,000.00	165,000.00
Designated - Litigation Expenses	700,000.00	700,000.00	875,000.00
Designated - Retirement Funding	112,654.16	112,654.16	387,654.16
Designated - Technology Reserve	275,000.00	275,000.00	375,000.00
Designated - Homestead Audit/ Outreach	220,000.00	220,000.00	220,000.00
Designated - Building Upgrades	143,630.00	143,630.00	143,630.00
Designated - Roof Reserve	105,214.00	105,214.00	105,214.00
Designated- Election	65,415.87	65,415.87	625,415.87
Reserved for Building - Capital	1,000,000.00	1,000,000.00	1,000,000.00
Reserved for COLA Retention	96,891.28	96,891.28	96,891.28
Unreserved Funds	0.00	0.00	0.00
Net Profit/(Loss)	6,168,354.92	4,449,056.13	823,482.58
Total Equity	22,896,500.03	21,177,201.24	19,272,544.97
Total Liabilities and Equity	\$24,469,891.19	\$22,750,333.71	\$21,065,512.61

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2024

<u>TAXING UNITS</u>	<u>2024 BUDGET</u>	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>	<u>YTD %</u>	<u>(OVER) UNDER</u>
Alamo Community College District	\$1,882,552	\$0	\$1,882,552	(100%)	\$0
City of Alamo Heights	42,554	0	42,556	(100%)	(2)
Alamo Heights ISD	412,643	0	412,644	(100%)	(1)
City of Balcones Heights	11,556	0	11,556	(100%)	0
Bexar County	3,219,990	0	3,219,992	(100%)	(2)
Bexar County Emer Serv Dist#1	9,669	0	9,668	(100%)	1
Bexar County Emer Serv Dist#2	75,388	0	75,388	(100%)	0
Bexar County Emer Serv Dist#3	39,426	0	39,428	(100%)	(2)
Bexar County Emer Serv Dist#5	19,674	0	19,676	(100%)	(2)
Bexar County Emer Serv Dist#6	8,532	0	8,532	(100%)	0
Bexar County Flood	281,179	0	281,180	(100%)	(1)
Bexar County Emer Serv Dist#7	32,317	0	32,316	(100%)	1
Bexar County Emer Serv Dist#8	10,264	0	10,264	(100%)	0
Bexar County Emer Serv Dist#4	13,030	0	13,032	(100%)	(2)
Bexar County Emer Serv Dist#10	13,495	0	13,496	(100%)	(1)
Boerne ISD	166,443	0	166,444	(100%)	(1)
Bexar County Emer Serv Dist#11	11,815	0	11,816	(100%)	(1)
Bexar County Emer Serv Dist#12	8,713	0	8,712	(100%)	1
City of Castle Hills	25,181	0	25,180	(100%)	1
City of China Grove	2,068	0	2,068	(100%)	0
Cibolo Canyon	46,510	0	46,512	(100%)	(2)
Comal ISD	196,097	0	196,096	(100%)	1
City of Converse	59,178	0	59,180	(100%)	(2)
Crosswinds at South Lake SID	4,757	0	4,756	(100%)	1
East Central ISD	346,252	0	346,252	(100%)	0
Edgewood ISD	122,260	0	122,260	(100%)	0
City of Elmendorf	4,990	0	4,992	(100%)	(2)
City of Fair Oaks Ranch	24,767	0	24,768	(100%)	(1)
Floresville ISD	155	0	156	(101%)	(1)
City of Grey Forest	336	0	336	(100%)	0
Harlandale ISD	163,651	0	163,652	(100%)	(1)
City of Helotes	25,750	0	25,752	(100%)	(2)
Hill Country Village	3,542	0	3,544	(100%)	(2)
Town of Hollywood Park	18,588	0	18,588	(100%)	0
Judson ISD	786,170	0	786,172	(100%)	(2)
City of Kirby	17,451	0	17,452	(100%)	(1)
City of Leon Valley	33,144	0	33,144	(100%)	0
City of Live Oak	40,228	0	40,228	(100%)	0
City of Lytle	26	0	28	(108%)	(2)
Medina Valley ISD	165,486	0	165,488	(100%)	(2)
Northeast ISD	2,629,167	0	2,629,168	(100%)	(1)
Northside ISD	3,962,442	0	3,962,444	(100%)	(2)
City of Olmos Park	21,174	0	21,176	(100%)	(2)
City of San Antonio	4,318,829	0	4,318,828	(100%)	1
San Antonio ISD	1,689,791	0	1,689,792	(100%)	(1)
San Antonio MUD #1	1,267	0	1,268	(100%)	(1)
San Antonio River Authority	240,435	0	240,436	(100%)	(1)
City of Sandy Oaks	3,025	0	3,024	(100%)	1
City of Schertz	17,606	0	17,608	(100%)	(2)

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT MONTH	YEAR TO DATE	YTD %	(OVER) UNDER
Schertz-Cibolo-Univ City ISD	76,164	0	76,164	(100%)	0
City of Selma	11,117	0	11,116	(100%)	1
City of Shavano Park	25,827	0	25,828	(100%)	(1)
City of Somerset	5,326	0	5,328	(100%)	(2)
Somerset ISD	32,859	0	32,860	(100%)	(1)
South San Antonio ISD	160,523	0	160,524	(100%)	(1)
Southside ISD	138,780	0	138,780	(100%)	0
Southwest ISD	402,870	0	402,828	(100%)	42
City of St. Hedwig	6,437	0	6,436	(100%)	1
City of Terrell Hills	37,099	0	37,100	(100%)	(1)
Universal City	55,636	0	55,636	(100%)	0
University Health System	3,621,541	0	3,621,541	(100%)	0
Westside 211 SID	9,230	0	9,232	(100%)	(2)
City of Windcrest	20,372	0	20,372	(100%)	0
Clear Water Creek SID	26	0	28	(108%)	(2)
Stolte Ranch SID	672	0	672	(100%)	0
Tally Road SID	853	0	852	(100%)	1
Westpoint SID	9,669	0	9,668	(100%)	1
Redbird Ranch	5,248	0	5,248	(100%)	0
Bexar County Emer Serv Dist#9	2,017	0	2,016	(100%)	1
Tres Laurels SID	52	0	52	(100%)	0
Landon Ridge SID	465	0	464	(100%)	1
Lemon Creek SID	207	0	208	(100%)	(1)
Briggs Ranch SID	388	0	388	(100%)	0
Saphire Grove SID	129	0	128	(99%)	1
Grace Gardens SID	78	0	80	(103%)	(2)
Briggs Ranch II SID	52	0	52	(100%)	0
TOTAL TAX UNIT LEVY	25,853,200	0	25,853,201	100%	(1)
Other Revenues	20,000	0	125,630	(628%)	(105,630)
Other Revenues - Information Systems	8,000	510	4,250	(53%)	3,750
Interest Revenues	20,000	20,769	288,308	(1442%)	(268,308)
TOTAL OTHER REVENUES	48,000	21,279	418,187	871%	(370,187)
TOTAL REVENUES COLLECTED	25,901,200	21,279	26,271,388	101%	(370,188)

BEXAR APPRAISAL DISTRICT
Summary of All Units
Comparison of Budget and Actual Revenues
For the Twelve Months Ending 12/31/2024

	<u>2024</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	63,000	0	61,757	98%	1,243
Auto Allowance	892,800	72,987	911,153	102%	(18,353)
Stipend	32,000	2,626	27,839	87%	4,162
Copier Costs	47,981	832	33,647	70%	14,334
Copier, FAX, & Printer Supplies	54,445	2,111	26,540	49%	27,905
Employee Recognition/Awards	50,000	3,899	31,268	63%	18,732
Equipment Maintenance	350	0	0	0	350
Forms Creation	366,775	0	193,332	53%	173,443
General Insurance	45,000	136	43,160	96%	1,840
Map Production & Supplies	4,550	0	1,723	38%	2,827
Mileage Reimbursements	4,000	0	215	5%	3,785
Office Building Expense	250,000	40,976	269,666	108%	(19,666)
Offsite Storage	25,000	1,940	20,799	83%	4,201
Office Supplies	84,980	8,327	76,997	91%	7,983
Postage	694,362	53,566	547,889	79%	146,473
Professional Dues	29,402	1,850	14,763	50%	14,639
Publications	292,950	19,698	217,479	74%	75,471
Security	300,000	19,504	278,449	93%	21,551
Telephone	93,000	5,348	73,907	79%	19,093
Training	263,458	20,585	133,320	51%	130,138
Utilities	125,000	6,153	93,367	75%	31,633
Worker's Compensation	50,000	(50)	45,168	90%	4,832
Contingency	250,000	1,277,000	1,525,258	610%	(1,275,258)
TOTAL OPERATING EXPENDITURES	4,019,053	1,537,488	4,627,694	115%	(608,641)
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	1,074	28,274	1885%	(26,774)
Information Services	500	0	0	0	500
Geographic Info. Systems	500	0	0	0	500
Customer Info & Assist	15,000	0	10,682	71%	4,318
Residential	10,000	0	694	7%	9,306
Commercial	3,500	0	1,750	50%	1,750
Personal Property	4,500	0	0	0	4,500
Legal	2,000	0	4,160	208%	(2,160)
EQUIPMENT:					
Information Services	112,000	35,759	73,307	65%	38,693
CAMA Hardware	15,000	0	3,840	26%	11,160
TOTAL CAPITAL EXPENDITURES	164,500	36,833	122,707	75%	41,793

BEXAR APPRAISAL DISTRICT

Summary of All Units

Comparison of Budget and Actual Revenues

For the Twelve Months Ending 12/31/2024

	<u>2024</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,310,629	951,743	11,557,720	94%	752,909
Salaries, Overtime	166,350	476	85,038	51%	81,312
Retirement	2,057,710	171,920	2,074,985	101%	(17,275)
Payroll Taxes	31,428	204	23,273	74%	8,155
Group Medical Insurance	1,984,670	112,210	1,348,512	68%	636,158
Life Insurance	77,345	4,745	51,435	67%	25,910
Medicare Taxes	192,772	15,089	181,995	94%	10,777
TCDRS Retiree COLA	275,000	275,000	275,000	100%	0
Sick Leave Buy Back Fund	50,000	3,978	117,715	235%	(67,715)
Departure Contingency	70,000	30,307	122,356	175%	(52,356)
TOTAL EMPLOYEE EXPENDITURES	17,215,904	1,565,671	15,838,028	92%	1,377,876
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	(14,472)	30,388	80%	7,612
Valuation Telecommunications Accounts	40,000	14,472	28,944	72%	11,056
Election	0	0	402,834	0	(402,834)
Accounting & Auditing	50,000	949	47,607	95%	2,393
Legal Services	1,100,000	207,565	1,182,777	108%	(82,777)
Consulting Studies	40,000	304	24,238	61%	15,762
Taxpayer Liaison Officer	30,000	1,882	32,242	107%	(2,242)
Contract Services Contingency	45,800	120	729	2%	45,071
Temporary Services	189,500	2,368	179,468	95%	10,032
TOTAL CONTRACT SERV. EXP	1,533,300	213,188	1,929,227	126%	(395,927)
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	74,580	474	74,223	100%	357
Software Maintenance	423,330	15,762	491,310	116%	(67,980)
Hardware Maintenance	43,000	0	12,786	30%	30,214
IS Supplies	60,000	4,099	21,258	35%	38,742
IS Services	35,600	1,408	14,684	41%	20,916
TOTAL INFO. SYSTEMS EXP.	636,510	21,743	614,261	97%	22,249
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	0	240,000	100%	0
Homestead Audit /Outreach	10,000	0	0	0	10,000
Field Device Maintenance	201,156	3,942	214,475	107%	(13,319)
Server Infrastructure Upgrade	100,000	100,000	100,000	100%	0
Technology Improvements	200,000	128,161	132,451	66%	67,549
CAMA Software	583,502	0	493,666	85%	89,836
CAMA Enhancements	100,000	0	100,000	100%	0
TOTAL PROJECT EXPENDITURES	1,434,658	232,103	1,280,593	89%	154,065
<u>OTHER EXPENDITURES:</u>					
Board of Directors Expenses	4,000	0	1,233	31%	2,767
Chief Appraiser Expense	8,000	307	4,606	58%	3,394
TOTAL OTHER EXPENDITURES	12,000	307	5,839	49%	6,161

BEXAR APPRAISAL DISTRICT

Summary of All Units

Comparison of Budget and Actual Revenues

For the Twelve Months Ending 12/31/2024

	<u>2024</u> <u>BUDGET</u>	<u>CURRENT</u> <u>MONTH</u>	<u>YEAR TO</u> <u>DATE</u>	<u>YTD</u> <u>%</u>	<u>(OVER)</u> <u>UNDER</u>
<u>A.R.B EXPENDITURES</u>					
Compensation	630,000	32,998	820,895	130%	(190,895)
Training	6,925	0	2,900	42%	4,025
Postage	181,850	4,722	195,698	108%	(13,848)
Legal Services	65,000	1,800	10,063	15%	54,937
Contingency	1,500	0	0	0	1,500
TOTAL A.R.B EXPENDITURES	885,275	39,519	1,029,556	116%	(144,281)
TOTAL EXPENDITURES	25,901,200	3,646,852	25,447,906	98%	453,294
REVENUES OVER EXPENDITURES	0	3,625,574	(823,483)	0	823,483

BEKAR APPRAISAL DISTRICT
STATEMENT OF EXPENDITURES FOR
DESIGNATED CASH FUNDS (MODIFIED ACCRUAL BASIS)
FOR THE MONTH ENDED December 31, 2024

		GENERAL RESTRICTED FUND	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 3,523,000.00
31-Dec	Funds Added		477,000.00
	ITEMIZED MONTHLY TOTAL		477,000.00
	ITEMIZED YTD TOTAL		\$ 4,000,000.00

		GENERAL RESTRICTED ELECTION	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 65,415.87
31-Dec	Funds Added		560,000.00
	ITEMIZED MONTHLY TOTAL		560,000.00
	ITEMIZED YTD TOTAL		\$ 625,415.87

		DESIGNATED - DIGITAL ORTHOPHOTOGRAPHY	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 100,000.00
31-Dec	Funds Added		\$ 65,000.00
	ITEMIZED MONTHLY TOTAL		65,000.00
	ITEMIZED YTD TOTAL		\$ 165,000.00

		DESIGNATED - LITIGATION EXPENSES	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 700,000.00
31-Dec	Funds Added		\$ 175,000.00
	ITEMIZED MONTHLY TOTAL		175,000.00
	ITEMIZED YTD TOTAL		\$ 875,000.00

		DESIGNATED - BUILDING CAPITAL	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 1,000,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 1,000,000.00

		DESIGNATED - RETIREMENT FUNDING	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 112,654.16
31-Dec	Funds Added		275,000.00
	ITEMIZED MONTHLY TOTAL		275,000.00
	ITEMIZED YTD TOTAL		\$ 387,654.16

		DESIGNATED - TECHNOLOGY RESERVE	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 275,000.00
31-Dec	Funds Added		100,000.00
	ITEMIZED MONTHLY TOTAL		100,000.00
	ITEMIZED YTD TOTAL		\$ 375,000.00

		DESIGNATED - Building Upgrades	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 143,650.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 143,650.00

		DESIGNATED - Roof Reserve	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 105,214.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 105,214.00

		DESIGNATED - Homestead Exemption/Outreach	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 220,000.00
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 220,000.00

		DESIGNATED - COLA Retention	
DATE	PAYEE	PURPOSE	AMOUNT
1-Dec	Balance Forward		\$ 96,891.28
	ITEMIZED MONTHLY TOTAL		
	ITEMIZED YTD TOTAL		\$ 96,891.28

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT YTD	2023 YTD	CURR MONTH	2023 MONTH
<u>TAXING UNITS</u>					
Alamo Community College District	\$1,882,552	\$1,882,552	\$1,515,388	\$0	\$12
City of Alamo Heights	42,554	42,556	36,788	0	0
Alamo Heights ISD	412,643	412,644	434,400	0	0
City of Balcones Heights	11,556	11,556	9,024	0	0
Bexar County	3,219,990	3,219,992	2,580,568	0	0
Bexar County Emer Serv Dist#1	9,669	9,668	7,608	0	0
Bexar County Emer Serv Dist#2	75,388	75,388	59,940	0	0
Bexar County Emer Serv Dist#3	39,426	39,428	32,652	0	0
Bexar County Emer Serv Dist#5	19,674	19,676	13,868	0	0
Bexar County Emer Serv Dist#6	8,532	8,532	6,544	0	0
Bexar County Flood	281,179	281,180	225,236	0	0
Bexar County Emer Serv Dist#7	32,317	32,316	24,668	0	0
Bexar County Emer Serv Dist#8	10,264	10,264	7,892	0	0
Bexar County Emer Serv Dist#4	13,030	13,032	10,608	0	0
Bexar County Emer Serv Dist#10	13,495	13,496	10,136	0	0
Boerne ISD	166,443	166,444	179,400	0	0
Bexar County Emer Serv Dist#11	11,815	11,816	9,404	0	0
Bexar County Emer Serv Dist#12	8,713	8,712	6,404	0	0
City of Castle Hills	25,181	25,180	20,012	0	0
City of China Grove	2,068	2,068	1,700	0	0
Cibolo Canyon	46,510	46,512	34,164	0	0
Comal ISD	196,097	196,096	216,824	0	0
City of Converse	59,178	59,180	45,340	0	0
Crosswinds at South Lake SID	4,757	4,756	2,576	0	0
East Central ISD	346,252	346,252	332,736	0	0
Edgewood ISD	122,260	122,260	118,372	0	1,847
City of Elmendorf	4,990	4,992	3,804	0	0
City of Fair Oaks Ranch	24,767	24,768	21,144	0	0
Floresville ISD	155	156	140	0	0
City of Grey Forest	336	336	284	0	0
Harlandale ISD	163,651	163,652	170,088	0	0
City of Helotes	25,750	25,752	21,404	0	0
Hill Country Village	3,542	3,544	2,928	0	0
Town of Hollywood Park	18,588	18,588	15,924	0	0
Judson ISD	786,170	786,172	818,172	0	0
City of Kirby	17,451	17,452	15,004	0	0
City of Leon Valley	33,144	33,144	28,824	0	0
City of Live Oak	40,228	40,228	34,496	0	0
City of Lytle	26	28	24	0	0
Medina Valley ISD	165,486	165,488	137,436	0	0
Northeast ISD	2,629,167	2,629,168	2,829,168	0	0
Northside ISD	3,962,442	3,962,444	4,184,496	0	0
City of Olmos Park	21,174	21,176	16,184	0	0
City of San Antonio	4,318,829	4,318,828	3,596,000	0	0
San Antonio ISD	1,689,791	1,689,792	1,700,304	0	0
San Antonio MUD #1	1,267	1,268	1,512	0	0

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT YTD	2023 YTD	CURR MONTH	2023 MONTH
San Antonio River Authority	240,435	240,436	195,772	0	0
City of Sandy Oaks	3,025	3,024	2,480	0	0
City of Schertz	17,606	17,608	14,036	0	0
Schertz-Cibolo-Univ City ISD	76,164	76,164	77,616	0	0
City of Selma	11,117	11,116	9,024	0	0
City of Shavano Park	25,827	25,828	20,696	0	0
City of Somerset	5,326	5,328	4,252	0	0
Somerset ISD	32,859	32,860	34,472	0	0
South San Antonio ISD	160,523	160,524	156,292	0	0
Southside ISD	138,780	138,780	128,104	0	0
Southwest ISD	402,870	402,828	372,677	0	(11)
City of St. Hedwig	6,437	6,436	5,104	0	0
City of Terrell Hills	37,099	37,100	31,068	0	0
Universal City	55,636	55,636	47,728	0	0
University Health System	3,621,541	3,621,541	2,956,352	0	0
Westside 211 SID	9,230	9,232	6,472	0	0
City of Windcrest	20,372	20,372	16,588	0	0
Clear Water Creek SID	26	28	0	0	0
Stolte Ranch SID	672	672	308	0	0
Tally Road SID	853	852	188	0	0
Westpoint SID	9,669	9,668	3,944	0	0
Redbird Ranch	5,248	5,248	1,652	0	0
Bexar County Emer Serv Dist#9	2,017	2,016	1,632	0	0
Tres Laurels SID	52	52	48	0	0
Landon Ridge SID	465	464	380	0	0
Lemon Creek SID	207	208	140	0	0
Briggs Ranch SID	388	388	188	0	0
Saphire Grove SID	129	128	0	0	0
Grace Gardens SID	78	80	0	0	0
Briggs Ranch II SID	52	52	(1)	0	(1)
TOTAL TAX UNIT LEVY	25,853,200	25,853,201	23,626,800	0	1,847
Other Revenues	20,000	125,630	89,559	0	0
Other Revenues - Information Systems	8,000	4,250	3,920	510	207
Interest Revenues	20,000	288,308	241,243	20,769	23,375
TOTAL OTHER REVENUES	48,000	418,187	334,722	21,279	23,582
TOTAL REVENUES COLLECTED	25,901,200	26,271,388	23,961,522	21,279	25,429

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT YTD	2023 YTD	CURR MONTH	2023 MONTH
<u>OPERATING EXPENDITURES</u>					
Advertising Public Notices	63,000	61,757	57,038	0	0
Auto Allowance	892,800	911,153	659,724	72,987	54,367
Stipend	32,000	27,839	17,000	2,626	1,417
Copier Costs	47,981	33,647	34,283	832	3,017
Copier, FAX, & Printer Supplies	54,445	26,540	39,505	2,111	3,443
Employee Recognition/Awards	50,000	31,268	40,488	3,899	9,507
Equipment Maintenance	350	0	0	0	0
Forms Creation	366,775	193,332	243,434	0	0
General Insurance	45,000	43,160	45,178	136	0
Map Production & Supplies	4,550	1,723	1,626	0	0
Mileage Reimbursements	4,000	215	1,002	0	495
Office Building Expense	250,000	269,666	295,784	40,976	28,104
Offsite Storage	25,000	20,799	21,244	1,940	1,841
Office Supplies	84,980	76,997	95,968	8,327	6,766
Postage	694,362	547,889	673,270	53,566	(54,660)
Professional Dues	29,402	14,763	13,668	1,850	118
Publications	292,950	217,479	168,217	19,698	17,423
Security	300,000	278,449	245,325	19,504	17,098
Telephone	93,000	73,907	66,013	5,348	3,205
Training	263,458	133,320	146,113	20,585	2,259
Utilities	125,000	93,367	94,675	6,153	6,086
Worker's Compensation	50,000	45,168	37,120	(50)	(50)
Contingency	250,000	1,525,258	1,250,000	1,277,000	1,000,000
TOTAL OPERATING EXPENDITURES	4,019,053	4,627,694	4,246,673	1,537,488	1,100,435
<u>CAPITAL EXPENDITURES</u>					
FURNITURE:					
Executive Services	1,500	28,274	5,401	1,074	0
Information Services	500	0	1,234	0	0
Geographic Info. Systems	500	0	0	0	0
Customer Info & Assist	15,000	10,682	2,744	0	0
Residential	10,000	694	28,064	0	0
Commercial	3,500	1,750	0	0	0
Personal Property	4,500	0	0	0	0
Legal	2,000	4,160	0	0	0
EQUIPMENT:					
Information Services	112,000	73,307	136,933	35,759	2,882
CAMA Hardware	15,000	3,840	10,781	0	0
TOTAL CAPITAL EXPENDITURES	164,500	122,707	185,157	36,833	2,882

BEXAR APPRAISAL DISTRICT
Comparison of Current Year
Prior Year-Income Statement
For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT YTD	2023 YTD	CURR MONTH	2023 MONTH
<u>EMPLOYEE EXPENDITURES:</u>					
Salaries, Regular	12,310,629	11,557,720	10,336,424	951,743	889,472
Salaries, Overtime	166,350	85,038	205,188	476	183
Retirement	2,057,710	2,074,985	1,900,487	171,920	159,547
Payroll Taxes	31,428	23,273	5,720	204	13
Group Medical Insurance	1,984,670	1,348,512	1,236,111	112,210	112,034
Life Insurance	77,345	51,435	46,603	4,745	4,426
Medicare Taxes	192,772	181,995	160,590	15,089	13,977
TCDRS Retiree COLA	275,000	275,000	275,000	275,000	275,000
Sick Leave Buy Back Fund	50,000	117,715	57,909	3,978	4,646
Departure Contingency	70,000	122,356	55,132	30,307	35,667
TOTAL EMPLOYEE EXPENDITURES	17,215,904	15,838,028	14,279,163	1,565,671	1,494,964
<u>CONTRACT SERVICES:</u>					
Valuation Oil & Gas	38,000	30,388	28,400	(14,472)	0
Valuation Telecommunications Accounts	40,000	28,944	27,050	14,472	0
Election	0	402,834	0	0	0
Accounting & Auditing	50,000	47,607	49,510	949	616
Legal Services	1,100,000	1,182,777	1,380,658	207,565	178,067
Consulting Studies	40,000	24,238	23,882	304	6,804
Taxpayer Liasion Officer	30,000	32,242	28,758	1,882	2,117
Contract Services Contingency	45,800	729	55,260	120	24
Temporary Services	189,500	179,468	119,585	2,368	3,345
TOTAL CONTRACT SERV. EXP	1,533,300	1,929,227	1,713,103	213,188	190,972
<u>INFO. SYSTEMS EXPENDITURES</u>					
Leases	74,580	74,223	51,729	474	1,095
Software Maintenance	423,330	491,310	374,713	15,762	59
Hardware Maintenance	43,000	12,786	53,897	0	1,087
IS Supplies	60,000	21,258	50,213	4,099	6,144
IS Services	35,600	14,684	23,601	1,408	504
TOTAL INFO. SYSTEMS EXP.	636,510	614,261	554,152	21,743	8,889
<u>PROJECT EXPENDITURES:</u>					
Aerial Maps	240,000	240,000	3,397	0	0
Homestead Audit /Outreach	10,000	0	0	0	0
Field Device Maintenance	201,156	214,475	192,561	3,942	6,461
Server Infrastructure Upgrade	100,000	100,000	100,000	100,000	100,000
Technology Improvements	200,000	132,451	176,335	128,161	70,341
CAMA Software	583,502	493,666	494,351	0	891
CAMA Enhancements	100,000	100,000	150,000	0	0
TOTAL PROJECT EXPENDITURES	1,434,658	1,280,593	1,116,645	232,103	177,692

BEXAR APPRAISAL DISTRICT
 Comparison of Current Year
 Prior Year-Income Statement
 For the Twelve Months Ending 12/31/2024

	2024 BUDGET	CURRENT YTD	2023 YTD	CURR MONTH	2023 MONTH
OTHER EXPENDITURES:					
Board of Directors Expenses	4,000	1,233	2,944	0	0
Chief Appraiser Expense	8,000	4,606	8,074	307	709
TOTAL OTHER EXPENDITURES	12,000	5,839	11,018	307	709
 <u>A.R.B EXPENDITURES</u>					
Compensation	630,000	820,895	854,600	32,998	52,158
Training	6,925	2,900	2,650	0	(2,800)
Postage	181,850	195,698	203,564	4,722	9,240
Legal Services	65,000	10,063	10,800	1,800	300
Contingency	1,500	0	0	0	0
TOTAL A.R.B EXPENDITURES	885,275	1,029,556	1,071,614	39,519	58,897
 TOTAL EXPENDITURES	 <u>25,901,200</u>	 <u>25,447,906</u>	 <u>23,177,524</u>	 <u>3,646,852</u>	 <u>3,035,440</u>
 REVENUES OVER EXPENDITURES	 <u>0</u>	 <u>(823,483)</u>	 <u>(783,998)</u>	 <u>3,625,574</u>	 <u>3,010,011</u>



2025 BOD Appraisal Records Report

As of March 14, 2025, the Bexar Appraisal District (BCAD) reports the following updates on its appraisal operations:

1. Preliminary Findings of the Property Value Study

The Property Tax Assistance Division (PTAD) of the Texas Comptroller's Office has released the preliminary findings of the 2024 Property Value Study (PVS) in January 2025. This study assesses the total taxable value of all property within each school district to ensure equitable distribution of state funding for public education.

The School District Property Value Study (SDPVS) found the local values for all 17 school districts within Bexar County to be valid as a result of the SDPVS, and local value was certified.

The results for Bexar County school districts are available on the Comptroller's website <https://comptroller.texas.gov/auto-data/PT2/PVS/2024P/015index.php>

2. Preparation of the Appraisal Roll for Notice of Appraised Value

BCAD is actively preparing the appraisal roll for the 2025 Notices of Appraised Value. The district has been conducting full valuation efforts, including model development and adjustments, reviewing commercial income, expenses, and capitalization rates, and performing valuation reviews and error checks. The first batch of regular 25.19 appraisal notices is scheduled to be processed and sent to the print vendor by March 31, 2025.

3. Concluding Field Activities

Field activities are nearing completion, with quality control inspections conducted. These activities ensure the accuracy and completeness of data collected during the reappraisal process.

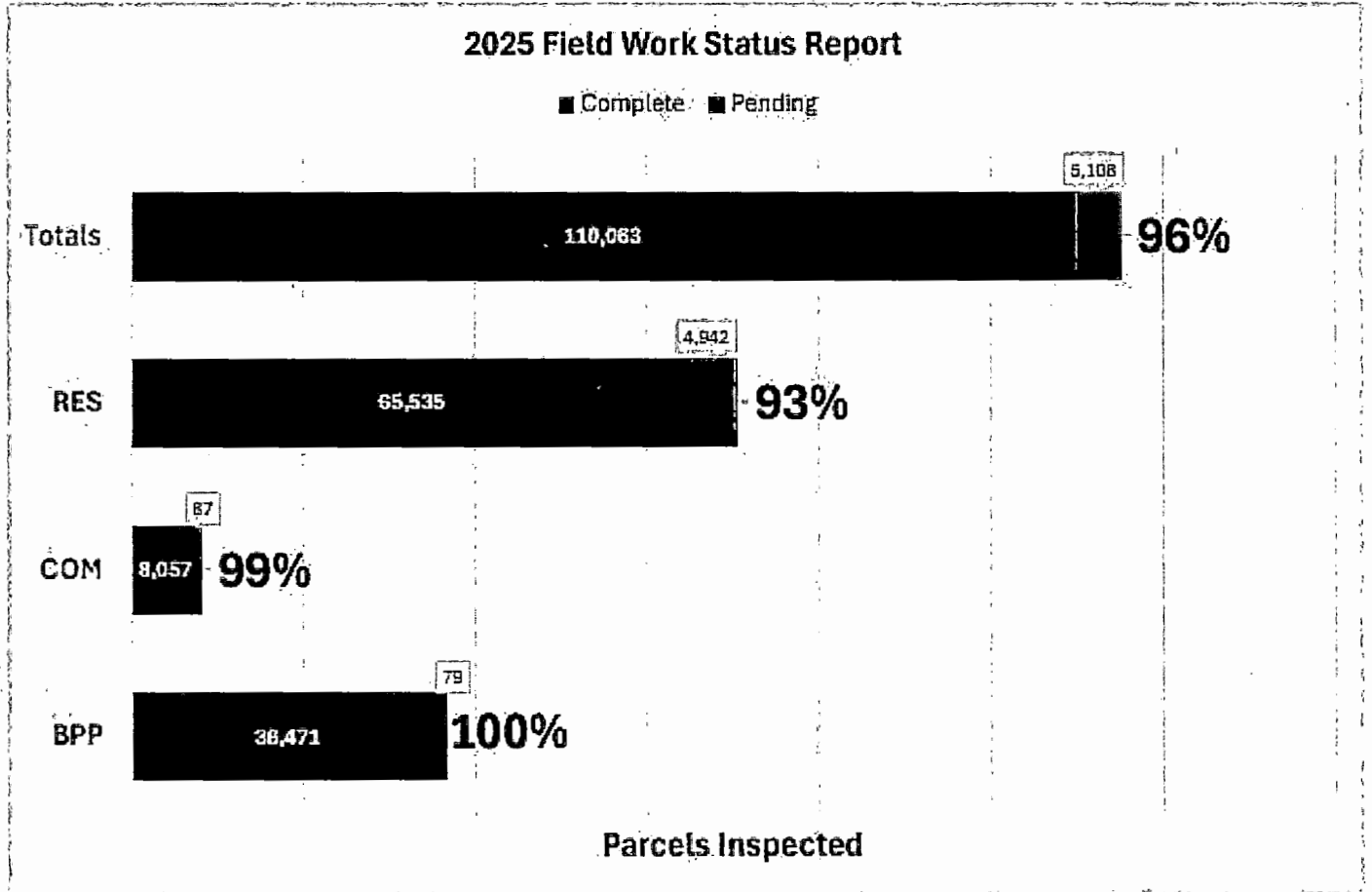
4. Maintenance of 30-Day Processing Window

The district is currently maintaining a 30-day processing window for ownership records and exemption processing. This involves updating real property ownership as deeds are filed with the county clerk and processing submitted exemption applications.

These updates reflect BCAD's ongoing commitment to accurate and equitable property valuations for Bexar County property owners.



2025 BOD Appraisal Records Report



*data as of 3/12/25

2025 Field Season

September 23, 2024 to March 21, 2025

Approximately

118 days

115,000 parcel inspections

12,000+ new residential housing units

200+ new commercial units

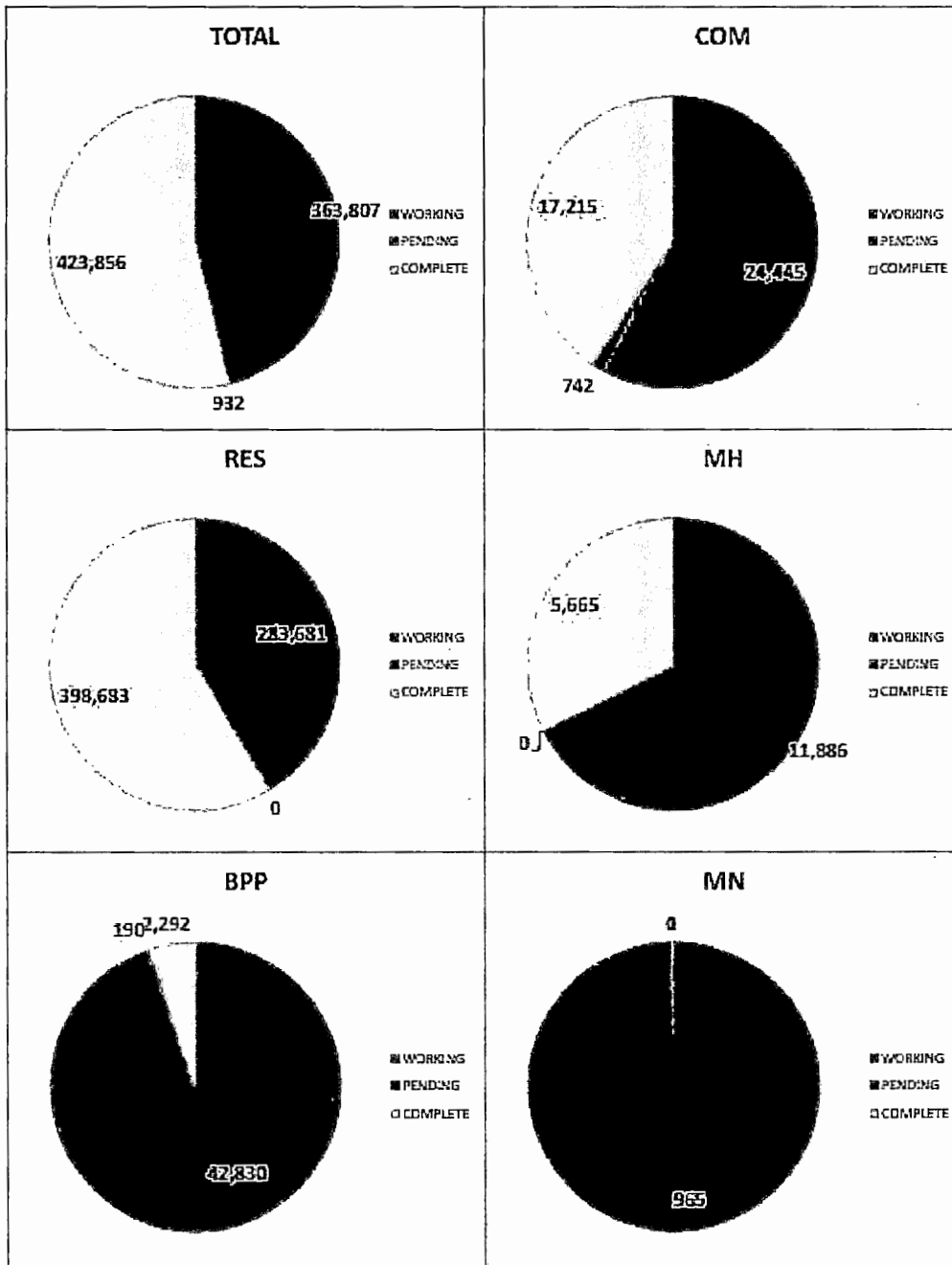
150+ new manufactured home units



2025 BOD Appraisal Records Report

Bexar Appraisal District Valuation Progress

Property Type	WORKING	PENDING	COMPLETE	Total	Percent Complete
BPP	42,830	190	2,292	45,312	5.06%
COM	24,445	742	17,215	42,402	40.60%
MH	11,886	0	5,665	17,551	32.28%
MN	965	0	1	966	0.10%
RES	283,681	0	398,683	682,364	58.43%
TOTAL	363,807	932	423,856	788,595	53.75%



*data as of 3/12/25

STAFF SUMMARY SHEET

ISSUE: Additional Reports

The board of directors will receive the following reports:

1. Community Engagement



Bexar Appraisal District Upcoming Outreach Events

The events listed below are free and open to the public and are subject to change. Contact outreach@bcad.org with speaking engagement inquiries or for more information about our public outreach program.

Date & Time	Organization	Location
Friday, March 21 8:30 am	Business Personal Property Rendition Workshop	Virtual Visit https://bcad.org/bpp-virtual-rendition-info-assist-sessions/ to register.
Monday, March 24 5:00 pm	Denver Heights Neighborhood Association	Tony G's Restaurant 915 Hackberry, San Antonio, TX 78210
Thursday, March 27 4:30 pm	Thousand Oaks Library Branch	4618 Thousand Oaks Dr San Antonio, TX 78233 Visit https://www.mysapl.org/Visit/Locations/Thousand-Oaks-Library for more information.

STAFF SUMMARY SHEET

ISSUE: Adjourn