

Date 2/1/18

2017 Property Value Study Preliminary Findings Released by Comptroller of Public Accounts' Property Tax Assistance Division

The Comal Appraisal District, through the Board Chairman, Dan K. Krueger, along with the Chief Appraiser Rufino H. Lozano, is proud to announce that the District is within the Texas Comptroller of Public Accounts value confidence for 2017. The Property Tax Assistance Division (PTAD) recently announced that the Comptroller's Property Value Study (PVS) preliminary findings were certified to the Commissioner of Education on January 31, 2018, with the Comal Appraisal District receiving an overall value ratio of 98%.

The Comptroller of Public Accounts' Property Tax Assistance Division (PTAD) conducts the PVS to estimate a school district's taxable property value. In conducting the PVS, PTAD analyzes certain property categories, according to generally accepted sampling and statistical techniques, to estimate their legally required value, which is usually market value. Certain property, including industrial property, special inventory property, taxable non-business personal property and most property categories with 5 percent or less than a school district's tested categories' value, is excluded from the PVS.

The primary purpose of the PVS is to help ensure equitable distribution of state funding for public education. Texas funds public education through state and local funds. Local funding comes from property taxes. The chief appraiser of each county appraisal district (CAD) determines local property values and school districts set tax rates that determine the amount of local tax revenue. Texas bases its funding on the total taxable property value within each school district, as determined by the PVS. School districts may use the PVS to monitor the performance of their CADs. Consulting the PVS and working regularly with the CAD will help ensure that values are uniform and as close to market as possible.

The Legislature requires an independent estimate of taxable property value in each school district to ensure fair school funding. The State determines this independent estimate through the PVS by adjusting school district appraisal roll values to market value. If the locally appraised value in a school district (local value) is within an acceptable range of the adjusted value (state value), PTAD certifies the local value to the Commissioner of Education. If the local value is outside the acceptable range, PTAD certifies the state value when the school district is eligible for a grace period—a period during which state law allows local value to be used even though the school district's property values are not at market value. The grace period is intended to help a school district avoid the loss of funding that usually results when state funding is based on state value.

The results of the PVS can affect a school district's state funding. The Commissioner of Education uses the PVS to ensure equitable distribution of education funds so school districts have roughly the same number of dollars to spend per student, regardless of the school district's property wealth. In very general terms, school districts with less taxable property value per student receive more state dollars for each pupil than school districts with more value per student. The Education Code describes how the Commissioner of Education uses the findings of the PVS in the school funding formula to determine

state aid. For questions about state aid or the funding formula, contact the Texas Education Agency (TEA).

The secondary purpose of the PVS is to collect data to provide taxpayers, school districts, CADs and the Legislature with measures of CAD performance. Texas Property Tax Code Section 5.10 requires the Comptroller's office to measure CAD performance at least once every two years and to publish the results. PTAD measures the level and uniformity of property tax appraisals using data collected in the school district ratio study. The level of appraisal shows whether the CAD has appraised properties at 100 percent of the legally required level—normally the market value. The uniformity of appraisal indicates how much the percentage of market value varies from property to property.

To learn more about the 2017 Property Value Study and to see detailed information on how your appraisal districts performed, visit the Texas Comptroller of Public Accounts website at <https://comptroller.texas.gov/taxes/property-tax/pvs/2017p/index.php>. The following are excerpts of the preliminary findings reports for the Comal Appraisal District:

2017 PROPERTY VALUE STUDY

CAD Summary Worksheet

046 Comal

Category	Number of Ratios **	2017 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	695	12,385,365,204	.98	7.97	74.38	95.68	1.01
B. Multi-Family Residences	22	555,843,557	*	*	*	*	*
C1. Vacant Lots	141	983,336,619	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	9,323,382	*	*	*	*	*
E. Rural non-qualified	14	710,561,487	*	*	*	*	*
F1. Commercial Real	83	2,040,295,326	1.00	5.49	84.33	93.97	.99
F2. Industrial Real	0	847,060,284	*	*	*	*	*
G. Oil, Gas, Minerals	0	570	*	*	*	*	*
J. Utilities	0	159,332,754	*	*	*	*	*
L1. Commercial Personal	57	907,743,667	.97	4.85	96.49	98.24	1.02
L2. Industrial Personal	0	621,603,980	*	*	*	*	*
M. Other Personal	0	45,387,990	*	*	*	*	*
O. Residential Inventory	0	113,506,093	*	*	*	*	*
S. Special Inventory	0	52,526,370	*	*	*	*	*
Overall	1,012	19,431,887,283	.98	9.16	72.43	92.68	1.01

* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

** Statistical measures may not be reliable when the sample is small

2017 ISD SUMMARY WORKSHEET

046/Comal

046-901/New Braunfels ISD

Category	Local Tax Roll Value	2017 WTD Mean Ratio	2017 PTAD Value Estimate	2017 Value Assigned
A. Single-Family Residences	3,035,027,407	.9604	3,160,170,145	3,035,027,407
B. Multi-Family Residences	175,944,306	N/A	175,944,306	175,944,306
C1. Vacant Lots	118,261,103	N/A	118,261,103	118,261,103
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	1,454,319	.9973	1,458,236	1,454,319
D2. Real Prop Farm & Ranch	823,970	N/A	823,970	823,970
E. Real Prop NonQual Acres	89,324,373	N/A	89,324,373	89,324,373
F1. Commercial Real	560,683,191	.9445	593,629,636	560,683,191
F2. Industrial Real	15,235,050	N/A	15,235,050	15,235,050
G. Oil, Gas, Minerals	0	N/A	0	0
J. Utilities	23,001,032	N/A	23,001,032	23,001,032
L1. Commercial Personal	179,891,410	.9802	183,525,209	179,891,410
L2. Industrial Personal	18,758,350	N/A	18,758,350	18,758,350
M. Other Personal	4,278,610	N/A	4,278,610	4,278,610
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	33,357,829	N/A	33,357,829	33,357,829
S. Special Inventory	33,411,280	N/A	33,411,280	33,411,280
Subtotal	4,289,452,230		4,451,179,129	4,289,452,230
Less Total Deductions	639,208,343		675,657,018	639,208,343
Total Taxable Value	3,650,243,887		3,775,522,111	3,650,243,887 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

2017 CONFIDENCE INTERVAL DETAIL

046/Comal 046-901/New Braunfels ISD

Category Summary

(1) Category	(1) Local Value	(1) Stratum Ratio	(1) State Value	(2) Sample Size	(3) Total Parcels	Stratum Variance
A	591,193,745	0.9354	632,022,391	89	3,757	.017463704
A	696,753,467	0.9548	729,737,607	103	3,037	.023996153
A	760,648,487	0.9698	784,335,417	86	2,485	.015581271
A	874,671,690	0.9694	902,281,504	81	1,826	.021242085
F1	134,188,743	1.0211	131,415,868	16	470	.007587757
F1	141,644,281	0.8236	171,981,886	10	202	.283833393
F1	138,729,644	0.9619	144,224,601	12	77	.006883236
F1	128,963,760	1.0006	128,886,428	6	17	.000087655
L1	34,187,350	1.0352	33,024,874	10	418	.023886941
L1	37,346,570	0.9755	38,284,541	9	95	.001428046
L1	31,612,800	0.9805	32,241,509	8	21	.001261192
L1	66,420,790	0.9536	69,652,674	2	4	.015340240
Random Totals:	3,636,361,327		3,798,089,300	432	12,409	
Catg D1 Exception Values:	1,454,319		1,458,236			
Total Test Values (4):	3,637,815,646		3,799,547,536			

Margin of Error

Margin of Error Percent:	5.0000000
Margin of Error Value:	189,977,376

Confidence Interval Values (5)

State Lower Limit:	3,609,570,160	(State Test Value minus Margin of Error Percent)
Local Test Value:	3,637,815,646	(Within Confidence Interval)
State Upper Limit:	3,989,524,912	(State Test Value plus Margin of Error Percent)
Value Assigned (6):	3,650,243,887	(See ISD Summary Worksheet)

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D2, E, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories

2017 ISD SUMMARY WORKSHEET

046/Comal

046-902/Comal ISD

Category	Local Tax Roll Value	2017 WTD Mean Ratio	2017 PTAD Value Estimate	2017 Value Assigned
A. Single-Family Residences	9,222,908,133	.9629	9,578,261,640	9,222,908,133
B. Multi-Family Residences	379,899,251	.9539	390,258,990	379,899,251
C1. Vacant Lots	860,929,039	.9664	890,862,002	860,929,039
C2. Colonia Lots	0	N/A	0	0
D1. Rural Real(Taxable)	11,724,086	.9891	11,852,985	11,724,086
D2. Real Prop Farm & Ranch	8,499,412	N/A	8,499,412	8,499,412
E. Real Prop NonQual Acres	618,634,467	.7753	797,929,146	618,634,467
F1. Commercial Real	1,478,671,075	.9728	1,520,015,497	1,478,671,075
F2. Industrial Real	831,825,234	N/A	831,825,234	831,825,234
G. Oil, Gas, Minerals	570	N/A	570	570
J. Utilities	136,078,072	N/A	136,078,072	136,078,072
L1. Commercial Personal	727,645,017	.9656	753,567,748	727,645,017
L2. Industrial Personal	602,845,630	N/A	602,845,630	602,845,630
M. Other Personal	41,109,380	N/A	41,109,380	41,109,380
N. Intangible Personal Prop	0	N/A	0	0
O. Residential Inventory	80,045,514	N/A	80,045,514	80,045,514
S. Special Inventory	19,115,090	N/A	19,115,090	19,115,090
Subtotal	15,019,929,970		15,670,266,910	15,019,929,970
Less Total Deductions	2,373,594,804		2,471,137,277	2,373,594,804
Total Taxable Value	12,646,335,166		13,199,129,633	12,646,335,166 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

2017 CONFIDENCE INTERVAL DETAIL

046/Comal

046-902/Comal ISD

Category Summary

(1) Category	(1) Local Value	(1) Stratum Ratio	(1) State Value	(2) Sample Size	(3) Total Parcels	Stratum Variance
A	1,904,315,302	0.9560	1,991,961,613	80	10,533	.010377674
A	2,170,768,880	0.9590	2,263,575,474	84	7,305	.012854341
A	2,283,267,302	0.9787	2,332,959,336	91	5,550	.008402413
A	2,474,995,204	0.9519	2,600,057,993	81	4,151	.017130761
B	108,175,581	0.9486	114,037,087	10	406	.006730055
B	90,091,362	0.8973	100,402,721	7	18	.005799094
B	60,456,390	0.9344	64,700,760	2	3	.008777597
C1	180,966,365	0.9761	185,397,362	38	8,279	.087032522
C1	191,820,261	0.9468	202,598,501	52	3,304	.047092362
C1	248,919,621	0.9582	259,778,356	44	2,377	.072435349
C1	196,546,542	0.9809	200,373,679	7	396	.003760429
E	618,634,467	0.7753	797,929,146	14	2,540	.144629745
F1	356,058,739	1.0002	355,987,541	13	738	.008381015
F1	390,316,552	0.9500	410,859,528	10	274	.013017031
F1	361,674,893	0.9443	383,008,464	9	86	.015571236
F1	300,692,020	1.0014	300,271,640	7	18	.000060136
L1	182,721,430	0.9405	194,281,159	10	750	.001899827
L1	178,940,820	0.9858	181,518,381	9	106	.002457170
L1	174,800,300	0.9860	177,282,252	7	20	.003011583
L1	155,133,097	0.9433	164,457,858	2	3	.003559519
Random Totals:	12,629,295,128		13,281,438,851	577	46,857	
Catg D1 Exception Values:	11,724,086		11,852,985			
Catg B Exception Values:	108,540,470		106,493,619			
Total Test Values (4):	12,749,559,684		13,399,785,455			

Margin of Error

Margin of Error Percent:	5.0000000
Margin of Error Value:	669,989,272

Confidence Interval Values (5)

State Lower Limit:	12,729,796,183	(State Test Value minus Margin of Error Percent)
Local Test Value:	12,749,559,684	(Within Confidence Interval)
State Upper Limit:	14,069,774,727	(State Test Value plus Margin of Error Percent)
Value Assigned (6):	12,646,335,166	(See ISD Summary Worksheet)

Sources:

- (1) See Stratified Category Worksheet Reports PTS236, PTS430
- (2) Number of parcels sampled by staff
- (3) Total Category Parcels from Stratification Report, Appraisal Roll, or Self-report
- (4) Includes any parcels in A, B, C, D2, E, F1, G1, G2, or L1 marked as exception properties
- (5) Unstudied categories and sub-categories were not included in the Confidence Interval Values
- (6) Includes local value of unstudied property categories and sub-categories