



SOUTH SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

Agenda Item Summary

Meeting Date: August 18, 2025

Agenda Section: Discussion/Possible Action

Agenda Item Title: Discussion and possible action to accept the Certified Appraisal Roll for Tax Year 2025 for South San ISD

From: Tony Kingman, Chief Financial Officer

Additional Presenters if Applicable:

Description: The Chief Appraiser of the Bexar County Appraisal District has certified and submitted the appraisal roll, as approved by the Appraisal Review Board, for Tax Year 2025 (January 1, 2025 – December 31, 2025). A certified statement of the total appraised, assessed, and taxable value of all property within the boundaries of South San Antonio Independent School District has been delivered to Albert Uresti, Bexar County Tax Assessor-Collector. The statement also includes the estimated value of properties still under protest at the time of certification.

Historical Data: Section 26.04 of the Texas Property Tax Code requires that once a local appraisal tax roll is certified by the local County Appraisal District, that the roll must then be submitted to the Board of Trustees for official acceptance.

Recommendation: The District is recommending the acceptance of the certified appraisal roll for tax year 2023 for South San Antonio Independent School District.

Funding Budget Code and Amount: N/A

2025 CERTIFIED TOTALS

Property Count: 15,478

58 - SOUTH SAN ISD
ARB Approved Totals

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Land		Value			
Homesite:		549,210,193			
Non Homesite:		773,522,913			
Ag Market:		18,840,757			
Timber Market:		0	Total Land	(+)	1,341,573,863
Improvement		Value			
Homesite:		1,458,995,176			
Non Homesite:		946,435,300	Total Improvements	(+)	2,405,430,476
Non Real		Count	Value		
Personal Property:	1,302		414,146,837		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	414,146,837
					4,161,151,176
Ag	Non Exempt	Exempt			
Total Productivity Market:	18,840,757	0			
Ag Use:	158,080	0	Productivity Loss	(-)	18,682,677
Timber Use:	0	0	Appraised Value	=	4,142,468,499
Productivity Loss:	18,682,677	0			
			Homestead Cap	(-)	54,244,343
			23.231 Cap	(-)	8,345,561
			Assessed Value	=	4,079,878,595
			Total Exemptions Amount	(-)	1,567,760,282
			(Breakdown on Next Page)		
			Net Taxable	=	2,512,118,313

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	37,238,770	1,563,886	11,101.88	39,034.54	237		
DPS	1,239,805	448,860	1,300.65	1,300.65	6		
OV65	547,748,663	13,334,994	79,733.91	251,290.94	3,491		
Total	586,227,238	15,347,740	92,136.44	291,626.13	3,734	Freeze Taxable	(-) 15,347,740
Tax Rate	1.1959000						
						Freeze Adjusted Taxable	= 2,496,770,573

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
29,951,015.72 = 2,496,770,573 * (1.1959000 / 100) + 92,136.44

Calculated Estimate of Market Value: 4,161,151,176
Calculated Estimate of Taxable Value: 2,512,118,313

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 15,478

58 - SOUTH SAN ISD
ARB Approved Totals

7/20/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
CHODO	1	5,786,110	0	5,786,110
DP	243	0	5,658,618	5,658,618
DPS	6	0	0	0
DV1	15	0	63,730	63,730
DV1S	12	0	10,000	10,000
DV2	12	0	65,750	65,750
DV2S	6	0	14,810	14,810
DV3	20	0	147,510	147,510
DV3S	2	0	0	0
DV4	397	0	1,472,193	1,472,193
DV4S	72	0	150,620	150,620
DVHS	296	0	16,016,551	16,016,551
DVHSS	33	0	454,056	454,056
EX-XD	1	0	39,940	39,940
EX-XG	2	0	962,150	962,150
EX-XJ	5	0	20,178,120	20,178,120
EX-XJ (Prorated)	1	0	0	0
EX-XU	6	0	881,180	881,180
EX-XV	369	0	474,407,736	474,407,736
EX366	165	0	163,310	163,310
HS	7,227	0	940,936,434	940,936,434
LIH	5	0	8,160,920	8,160,920
LVE	15	5,857,800	0	5,857,800
OV65	3,552	6,255,920	78,948,419	85,204,339
OV65S	43	93,599	899,982	993,581
PC	2	126,534	0	126,534
PPV	1	8,290	0	8,290
Totals		18,128,253	1,549,632,029	1,567,760,282

2025 CERTIFIED TOTALS

Property Count: 731

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Under ARB Review Totals

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Land		Value			
Homesite:		29,378,684			
Non Homesite:		9,001,830			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	38,380,514
Improvement		Value			
Homesite:		78,487,257			
Non Homesite:		9,269,138	Total Improvements	(+)	87,756,395
Non Real		Count	Value		
Personal Property:	16		7,691,790		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 7,691,790
			Market Value	=	133,828,699
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 133,828,699
Productivity Loss:	0		0	Homestead Cap	(-) 1,088,132
				23.231 Cap	(-) 1,529,011
				Assessed Value	= 131,211,556
				Total Exemptions Amount (Breakdown on Next Page)	(-) 37,826,587
				Net Taxable	= 93,384,969

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,588,181	257,770	1,273.04	4,350.12	8		
OV65	13,563,029	750,424	4,257.21	13,913.03	79		
Total	15,151,210	1,008,194	5,530.25	18,263.15	87	Freeze Taxable	(-) 1,008,194
Tax Rate	1.1959000						
						Freeze Adjusted Taxable	= 92,376,775

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,110,264.10 = 92,376,775 * (1.1959000 / 100) + 5,530.25

Calculated Estimate of Market Value:	123,125,064
Calculated Estimate of Taxable Value:	85,584,922
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

Property Count: 731

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Under ARB Review Totals

7/20/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	8	0	250,621	250,621
DV1	1	0	5,000	5,000
DV3	2	0	20,000	20,000
DV4	14	0	60,000	60,000
DVHS	4	0	269,873	269,873
EX-XV (Prorated)	1	0	2,029	2,029
EX366	1	0	1,680	1,680
HS	253	0	34,113,468	34,113,468
LVE	1	449,430	0	449,430
OV65	84	250,580	2,403,906	2,654,486
Totals		700,010	37,126,577	37,826,587

2025 CERTIFIED TOTALS

Property Count: 16,209

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Grand Totals

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Land		Value			
Homesite:		578,588,877			
Non Homesite:		782,524,743			
Ag Market:		18,840,757			
Timber Market:		0	Total Land	(+)	1,379,954,377
Improvement		Value			
Homesite:		1,537,482,433			
Non Homesite:		955,704,438	Total Improvements	(+)	2,493,186,871
Non Real		Count	Value		
Personal Property:	1,318		421,838,627		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	421,838,627
					4,294,979,875
Ag	Non Exempt	Exempt			
Total Productivity Market:	18,840,757	0			
Ag Use:	158,080	0	Productivity Loss	(-)	18,682,677
Timber Use:	0	0	Appraised Value	=	4,276,297,198
Productivity Loss:	18,682,677	0			
			Homestead Cap	(-)	55,332,475
			23.231 Cap	(-)	9,874,572
			Assessed Value	=	4,211,090,151
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,605,586,869
			Net Taxable	=	2,605,503,282

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,826,951	1,821,656	12,374.92	43,384.66	245		
DPS	1,239,805	448,860	1,300.65	1,300.65	6		
OV65	561,311,692	14,085,418	83,991.12	265,203.97	3,570		
Total	601,378,448	16,355,934	97,666.69	309,889.28	3,821	Freeze Taxable	(-) 16,355,934
Tax Rate	1.1959000						
						Freeze Adjusted Taxable	= 2,589,147,348

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 31,061,279.82 = 2,589,147,348 * (1.1959000 / 100) + 97,666.69

Calculated Estimate of Market Value: 4,284,276,240
 Calculated Estimate of Taxable Value: 2,597,703,235

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 16,209

58 - SOUTH SAN ISD
Grand Totals

7/20/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	2	0	0	0
CHODO	1	5,786,110	0	5,786,110
DP	251	0	5,909,239	5,909,239
DPS	6	0	0	0
DV1	16	0	68,730	68,730
DV1S	12	0	10,000	10,000
DV2	12	0	65,750	65,750
DV2S	6	0	14,810	14,810
DV3	22	0	167,510	167,510
DV3S	2	0	0	0
DV4	411	0	1,532,193	1,532,193
DV4S	72	0	150,620	150,620
DVHS	300	0	16,286,424	16,286,424
DVHSS	33	0	454,056	454,056
EX-XD	1	0	39,940	39,940
EX-XG	2	0	962,150	962,150
EX-XJ	5	0	20,178,120	20,178,120
EX-XJ (Prorated)	1	0	0	0
EX-XU	6	0	881,180	881,180
EX-XV	369	0	474,407,736	474,407,736
EX-XV (Prorated)	1	0	2,029	2,029
EX366	166	0	164,990	164,990
HS	7,480	0	975,049,902	975,049,902
LIH	5	0	8,160,920	8,160,920
LVE	16	6,307,230	0	6,307,230
OV65	3,636	6,506,500	81,352,325	87,858,825
OV65S	43	93,599	899,982	993,581
PC	2	126,534	0	126,534
PPV	1	8,290	0	8,290
Totals		18,828,263	1,586,758,606	1,605,586,869

2025 CERTIFIED TOTALS

Property Count: 15,478

58 - SOUTH SAN ISD
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,470	2,223.8366	\$36,522,990	\$1,967,268,889	\$868,205,284
B	MULTIFAMILY RESIDENCE	170	135.1287	\$532,430	\$147,200,107	\$146,885,555
C1	VACANT LOTS AND LAND TRACTS	695	506.8117	\$0	\$73,440,221	\$71,301,183
D1	QUALIFIED OPEN-SPACE LAND	41	889.0263	\$0	\$18,840,757	\$158,080
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$14,370	\$14,370
E	RURAL LAND, NON QUALIFIED OPE	67	419.3705	\$0	\$18,005,807	\$15,827,037
F1	COMMERCIAL REAL PROPERTY	633	1,065.2016	\$10,194,040	\$928,949,981	\$922,480,874
F2	INDUSTRIAL AND MANUFACTURIN	20	135.8213	\$109,780	\$50,913,280	\$50,832,970
J2	GAS DISTRIBUTION SYSTEM	1	0.5558	\$0	\$4,401	\$4,401
J4	TELEPHONE COMPANY (INCLUDI	5	0.5000	\$0	\$1,059,976	\$1,059,976
J5	RAILROAD	2		\$0	\$28,471,590	\$28,471,590
J6	PIPELINE COMPANY	3		\$0	\$60,730	\$60,730
J7	CABLE TELEVISION COMPANY	2	0.7900	\$0	\$10,629,890	\$10,629,890
L1	COMMERCIAL PERSONAL PROPE	985		\$0	\$238,257,075	\$238,178,948
L2	INDUSTRIAL AND MANUFACTURIN	39		\$0	\$83,381,326	\$83,381,326
M1	TANGIBLE OTHER PERSONAL, MOB	387		\$1,000,390	\$11,745,640	\$9,563,940
O	RESIDENTIAL INVENTORY	355	39.5261	\$9,455,090	\$22,433,950	\$21,034,529
S	SPECIAL INVENTORY TAX	70		\$0	\$44,027,630	\$44,027,630
X	TOTALLY EXEMPT PROPERTY	554	2,655.0276	\$26,401,600	\$516,445,556	\$0
Totals			8,071.5962	\$84,216,320	\$4,161,151,176	\$2,512,118,313

2025 CERTIFIED TOTALS

Property Count: 731

58 - SOUTH SAN ISD
Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	618	113.4458	\$1,313,910	\$106,635,492	\$68,254,274
B	MULTIFAMILY RESIDENCE	46	7.2102	\$2,155,700	\$10,160,228	\$9,563,598
C1	VACANT LOTS AND LAND TRACTS	29	21.4099	\$0	\$2,987,470	\$2,912,132
E	RURAL LAND, NON QUALIFIED OPE	4	4.2080	\$0	\$643,630	\$359,200
F1	COMMERCIAL REAL PROPERTY	18	9.7089	\$142,630	\$5,590,060	\$5,031,217
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$7,194,370	\$7,194,370
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$46,310	\$46,310
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$61,000	\$12,000
O	RESIDENTIAL INVENTORY	1	0.0929	\$12,760	\$57,000	\$11,868
X	TOTALLY EXEMPT PROPERTY	3	0.0031	\$0	\$453,139	\$0
Totals			156.0788	\$3,625,000	\$133,828,699	\$93,384,969

2025 CERTIFIED TOTALS

Property Count: 16,209

58 - SOUTH SAN ISD
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,088	2,337.2824	\$37,836,900	\$2,073,904,381	\$936,459,558
B	MULTIFAMILY RESIDENCE	216	142.3389	\$2,688,130	\$157,360,335	\$156,449,153
C1	VACANT LOTS AND LAND TRACTS	724	528.2216	\$0	\$76,427,691	\$74,213,315
D1	QUALIFIED OPEN-SPACE LAND	41	889.0263	\$0	\$18,840,757	\$158,080
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$14,370	\$14,370
E	RURAL LAND, NON QUALIFIED OPE	71	423.5785	\$0	\$18,649,437	\$16,186,237
F1	COMMERCIAL REAL PROPERTY	651	1,074.9105	\$10,336,670	\$934,540,041	\$927,512,091
F2	INDUSTRIAL AND MANUFACTURIN	20	135.8213	\$109,780	\$50,913,280	\$50,832,970
J2	GAS DISTRIBUTION SYSTEM	1	0.5558	\$0	\$4,401	\$4,401
J4	TELEPHONE COMPANY (INCLUDI	5	0.5000	\$0	\$1,059,976	\$1,059,976
J5	RAILROAD	2		\$0	\$28,471,590	\$28,471,590
J6	PIPELINE COMPANY	3		\$0	\$60,730	\$60,730
J7	CABLE TELEVISION COMPANY	2	0.7900	\$0	\$10,629,890	\$10,629,890
L1	COMMERCIAL PERSONAL PROPE	998		\$0	\$245,451,445	\$245,373,318
L2	INDUSTRIAL AND MANUFACTURIN	40		\$0	\$83,427,636	\$83,427,636
M1	TANGIBLE OTHER PERSONAL, MOB	389		\$1,000,390	\$11,806,640	\$9,575,940
O	RESIDENTIAL INVENTORY	356	39.6190	\$9,467,850	\$22,490,950	\$21,046,397
S	SPECIAL INVENTORY TAX	70		\$0	\$44,027,630	\$44,027,630
X	TOTALLY EXEMPT PROPERTY	557	2,655.0307	\$26,401,600	\$516,898,695	\$0
Totals			8,227.6750	\$87,841,320	\$4,294,979,875	\$2,605,503,282

2025 CERTIFIED TOTALS

Property Count: 16,209

58 - SOUTH SAN ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$87,841,320
TOTAL NEW VALUE TAXABLE:	\$50,998,740

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2024 Market Value	\$20,957,210
EX366	HOUSE BILL 366	21	2024 Market Value	\$29,821
ABSOLUTE EXEMPTIONS VALUE LOSS				\$20,987,031

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	4	\$48,770
DV1	Disabled Veterans 10% - 29%	1	\$0
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	10	\$94,130
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$0
DVHS	Disabled Veteran Homestead	9	\$958,372
HS	HOMESTEAD	39	\$4,332,524
OV65	OVER 65	140	\$4,084,047
PARTIAL EXEMPTIONS VALUE LOSS		205	\$9,525,343
NEW EXEMPTIONS VALUE LOSS			\$30,512,374

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	136	\$4,376,665
HS	HOMESTEAD	6,536	\$236,967,921
OV65	OVER 65	1,359	\$38,217,196
OV65S	OVER 65 Surviving Spouse	14	\$450,491
INCREASED EXEMPTIONS VALUE LOSS		8,045	\$280,012,273

TOTAL EXEMPTIONS VALUE LOSS	\$310,524,647
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,389	\$180,360	\$138,851	\$41,509
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,378	\$180,331	\$138,816	\$41,515

2025 CERTIFIED TOTALS
58 - SOUTH SAN ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
731	\$133,828,699.00	\$85,584,922

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 15,478

58 - SOUTH SAN ISD
ARB Approved Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		549,210,193			
Non Homesite:		773,522,913			
Ag Market:		18,840,757			
Timber Market:		0	Total Land	(+)	1,341,573,863
Improvement		Value			
Homesite:		1,458,995,176			
Non Homesite:		946,435,300	Total Improvements	(+)	2,405,430,476
Non Real		Count	Value		
Personal Property:	1,302		414,146,837		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					414,146,837
					4,161,151,176
Ag		Non Exempt	Exempt		
Total Productivity Market:	18,840,757		0		
Ag Use:	158,080		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	18,682,677		0		4,142,468,499
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	1,331,178,376
				Net Taxable	=
					2,748,700,219

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	37,238,770	11,968,815	34,587.72	39,034.54	237			
DPS	1,239,805	639,805	1,300.65	1,300.65	6			
OV65	547,748,663	122,849,673	222,655.21	251,290.94	3,491			
Total	586,227,238	135,458,293	258,543.58	291,626.13	3,734	Freeze Taxable	(-)	135,458,293
Tax Rate	1.1959000							
						Freeze Adjusted Taxable	=	2,613,241,926

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
31,510,303.77 = 2,613,241,926 * (1.1959000 / 100) + 258,543.58

Calculated Estimate of Market Value: 4,161,151,176
Calculated Estimate of Taxable Value: 2,748,700,219

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 15,478

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ARB Approved Totals

7/19/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
CHODO	1	5,786,110	0	5,786,110
DP	243	0	2,025,429	2,025,429
DPS	6	0	0	0
DV1	15	0	96,000	96,000
DV1S	12	0	47,458	47,458
DV2	12	0	71,860	71,860
DV2S	6	0	45,000	45,000
DV3	20	0	198,000	198,000
DV3S	2	0	10,000	10,000
DV4	397	0	2,706,719	2,706,719
DV4S	72	0	510,000	510,000
DVHS	296	0	30,434,431	30,434,431
DVHSS	33	0	2,399,992	2,399,992
EX-XD	1	0	39,940	39,940
EX-XG	2	0	962,150	962,150
EX-XJ	5	0	20,178,120	20,178,120
EX-XJ (Prorated)	1	0	0	0
EX-XU	6	0	881,180	881,180
EX-XV	369	0	474,407,736	474,407,736
EX366	165	0	163,310	163,310
HS	7,227	0	704,766,465	704,766,465
LIH	5	0	8,160,920	8,160,920
LVE	15	5,857,800	0	5,857,800
OV65	3,552	39,805,712	30,579,362	70,385,074
OV65S	43	519,858	390,000	909,858
PC	2	126,534	0	126,534
PPV	1	8,290	0	8,290
Totals		52,104,304	1,279,074,072	1,331,178,376

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 731

58 - SOUTH SAN ISD
Under ARB Review Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		29,378,684			
Non Homesite:		9,001,830			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	38,380,514
Improvement		Value			
Homesite:		78,487,257			
Non Homesite:		9,269,138	Total Improvements	(+)	87,756,395
Non Real		Count	Value		
Personal Property:	16		7,691,790		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 7,691,790
			Market Value	=	133,828,699
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 133,828,699
Productivity Loss:	0		0		
			Homestead Cap	(-) 1,088,132	
			23.231 Cap	(-) 1,529,011	
			Assessed Value	= 131,211,556	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 27,955,746	
			Net Taxable	= 103,255,810	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,588,181	710,641	4,260.87	4,350.12	8		
OV65	13,563,029	3,959,974	12,686.73	13,913.03	79		
Total	15,151,210	4,670,615	16,947.60	18,263.15	87	Freeze Taxable	(-) 4,670,615
Tax Rate	1.1959000						
						Freeze Adjusted Taxable	= 98,585,195

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,195,927.95 = 98,585,195 * (1.1959000 / 100) + 16,947.60

Calculated Estimate of Market Value: 123,125,064
Calculated Estimate of Taxable Value: 94,194,215
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 731

58 - SOUTH SAN ISD
Under ARB Review Totals

7/19/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	8	0	77,540	77,540
DV1	1	0	5,000	5,000
DV3	2	0	20,000	20,000
DV4	14	0	102,225	102,225
DVHS	4	0	455,623	455,623
EX-XV (Prorated)	1	0	2,029	2,029
EX366	1	0	1,680	1,680
HS	253	0	25,023,146	25,023,146
LVE	1	449,430	0	449,430
OV65	84	1,048,712	770,361	1,819,073
Totals		1,498,142	26,457,604	27,955,746

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 16,209

58 - SOUTH SAN ISD
Grand Totals

7/19/2025

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Land		Value			
Homesite:		578,588,877			
Non Homesite:		782,524,743			
Ag Market:		18,840,757			
Timber Market:		0	Total Land	(+)	1,379,954,377
Improvement		Value			
Homesite:		1,537,482,433			
Non Homesite:		955,704,438	Total Improvements	(+)	2,493,186,871
Non Real		Count	Value		
Personal Property:	1,318		421,838,627		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					4,294,979,875
Ag		Non Exempt	Exempt		
Total Productivity Market:	18,840,757		0		
Ag Use:	158,080		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	18,682,677		0		4,276,297,198
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	1,359,134,122
				Net Taxable	=
					2,851,956,029

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,826,951	12,679,456	38,848.59	43,384.66	245		
DPS	1,239,805	639,805	1,300.65	1,300.65	6		
OV65	561,311,692	126,809,647	235,341.94	265,203.97	3,570		
Total	601,378,448	140,128,908	275,491.18	309,889.28	3,821	Freeze Taxable	(-) 140,128,908
Tax Rate	1.1959000						
						Freeze Adjusted Taxable	= 2,711,827,121

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
32,706,231.72 = 2,711,827,121 * (1.1959000 / 100) + 275,491.18

Calculated Estimate of Market Value: 4,284,276,240
Calculated Estimate of Taxable Value: 2,842,894,434

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 16,209

58 - SOUTH SAN ISD
Grand Totals

7/19/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	2	0	0	0
CHODO	1	5,786,110	0	5,786,110
DP	251	0	2,102,969	2,102,969
DPS	6	0	0	0
DV1	16	0	101,000	101,000
DV1S	12	0	47,458	47,458
DV2	12	0	71,860	71,860
DV2S	6	0	45,000	45,000
DV3	22	0	218,000	218,000
DV3S	2	0	10,000	10,000
DV4	411	0	2,808,944	2,808,944
DV4S	72	0	510,000	510,000
DVHS	300	0	30,890,054	30,890,054
DVHSS	33	0	2,399,992	2,399,992
EX-XD	1	0	39,940	39,940
EX-XG	2	0	962,150	962,150
EX-XJ	5	0	20,178,120	20,178,120
EX-XJ (Prorated)	1	0	0	0
EX-XU	6	0	881,180	881,180
EX-XV	369	0	474,407,736	474,407,736
EX-XV (Prorated)	1	0	2,029	2,029
EX366	166	0	164,990	164,990
HS	7,480	0	729,789,611	729,789,611
LIH	5	0	8,160,920	8,160,920
LVE	16	6,307,230	0	6,307,230
OV65	3,636	40,854,424	31,349,723	72,204,147
OV65S	43	519,858	390,000	909,858
PC	2	126,534	0	126,534
PPV	1	8,290	0	8,290
Totals		53,602,446	1,305,531,676	1,359,134,122

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 15,478

58 - SOUTH SAN ISD
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,470	2,223.8366	\$36,522,990	\$1,967,268,889	\$1,104,033,165
B	MULTIFAMILY RESIDENCE	170	135.1287	\$532,430	\$147,200,107	\$146,894,495
C1	VACANT LOTS AND LAND TRACTS	695	506.8117	\$0	\$73,440,221	\$71,301,183
D1	QUALIFIED OPEN-SPACE LAND	41	889.0263	\$0	\$18,840,757	\$158,080
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$14,370	\$14,370
E	RURAL LAND, NON QUALIFIED OPE	67	419.3705	\$0	\$18,005,807	\$16,224,374
F1	COMMERCIAL REAL PROPERTY	633	1,065.2016	\$10,194,040	\$928,949,981	\$922,638,591
F2	INDUSTRIAL AND MANUFACTURIN	20	135.8213	\$109,780	\$50,913,280	\$50,832,970
J2	GAS DISTRIBUTION SYSTEM	1	0.5558	\$0	\$4,401	\$4,401
J4	TELEPHONE COMPANY (INCLUDI	5	0.5000	\$0	\$1,059,976	\$1,059,976
J5	RAILROAD	2		\$0	\$28,471,590	\$28,471,590
J6	PIPELINE COMPANY	3		\$0	\$60,730	\$60,730
J7	CABLE TELEVISION COMPANY	2	0.7900	\$0	\$10,629,890	\$10,629,890
L1	COMMERCIAL PERSONAL PROPE	985		\$0	\$238,257,075	\$238,178,948
L2	INDUSTRIAL AND MANUFACTURIN	39		\$0	\$83,381,326	\$83,381,326
M1	TANGIBLE OTHER PERSONAL, MOB	387		\$1,000,390	\$11,745,640	\$9,563,940
O	RESIDENTIAL INVENTORY	355	39.5261	\$9,455,090	\$22,433,950	\$21,224,560
S	SPECIAL INVENTORY TAX	70		\$0	\$44,027,630	\$44,027,630
X	TOTALLY EXEMPT PROPERTY	554	2,655.0276	\$26,401,600	\$516,445,556	\$0
Totals			8,071.5962	\$84,216,320	\$4,161,151,176	\$2,748,700,219

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 731

58 - SOUTH SAN ISD
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	618	113.4458	\$1,313,910	\$106,635,492	\$78,125,115
B	MULTIFAMILY RESIDENCE	46	7.2102	\$2,155,700	\$10,160,228	\$9,563,598
C1	VACANT LOTS AND LAND TRACTS	29	21.4099	\$0	\$2,987,470	\$2,912,132
E	RURAL LAND, NON QUALIFIED OPE	4	4.2080	\$0	\$643,630	\$359,200
F1	COMMERCIAL REAL PROPERTY	18	9.7089	\$142,630	\$5,590,060	\$5,031,217
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$7,194,370	\$7,194,370
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$46,310	\$46,310
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$61,000	\$12,000
O	RESIDENTIAL INVENTORY	1	0.0929	\$12,760	\$57,000	\$11,868
X	TOTALLY EXEMPT PROPERTY	3	0.0031	\$0	\$453,139	\$0
Totals			156.0788	\$3,625,000	\$133,828,699	\$103,255,810

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 16,209

58 - SOUTH SAN ISD
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,088	2,337.2824	\$37,836,900	\$2,073,904,381	\$1,182,158,280
B	MULTIFAMILY RESIDENCE	216	142.3389	\$2,688,130	\$157,360,335	\$156,458,093
C1	VACANT LOTS AND LAND TRACTS	724	528.2216	\$0	\$76,427,691	\$74,213,315
D1	QUALIFIED OPEN-SPACE LAND	41	889.0263	\$0	\$18,840,757	\$158,080
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$14,370	\$14,370
E	RURAL LAND, NON QUALIFIED OPE	71	423.5785	\$0	\$18,649,437	\$16,583,574
F1	COMMERCIAL REAL PROPERTY	651	1,074.9105	\$10,336,670	\$934,540,041	\$927,669,808
F2	INDUSTRIAL AND MANUFACTURIN	20	135.8213	\$109,780	\$50,913,280	\$50,832,970
J2	GAS DISTRIBUTION SYSTEM	1	0.5558	\$0	\$4,401	\$4,401
J4	TELEPHONE COMPANY (INCLUDI	5	0.5000	\$0	\$1,059,976	\$1,059,976
J5	RAILROAD	2		\$0	\$28,471,590	\$28,471,590
J6	PIPELINE COMPANY	3		\$0	\$60,730	\$60,730
J7	CABLE TELEVISION COMPANY	2	0.7900	\$0	\$10,629,890	\$10,629,890
L1	COMMERCIAL PERSONAL PROPE	998		\$0	\$245,451,445	\$245,373,318
L2	INDUSTRIAL AND MANUFACTURIN	40		\$0	\$83,427,636	\$83,427,636
M1	TANGIBLE OTHER PERSONAL, MOB	389		\$1,000,390	\$11,806,640	\$9,575,940
O	RESIDENTIAL INVENTORY	356	39.6190	\$9,467,850	\$22,490,950	\$21,236,428
S	SPECIAL INVENTORY TAX	70		\$0	\$44,027,630	\$44,027,630
X	TOTALLY EXEMPT PROPERTY	557	2,655.0307	\$26,401,600	\$516,898,695	\$0
Totals			8,227.6750	\$87,841,320	\$4,294,979,875	\$2,851,956,029

State Mandated \$100,000 HS and \$10,000 DP and OV65

Bexar County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 16,209

58 - SOUTH SAN ISD
Effective Rate Assumption

7/19/2025

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New Value

TOTAL NEW VALUE MARKET: \$87,841,320
TOTAL NEW VALUE TAXABLE: \$54,645,265

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2024 Market Value	\$20,957,210
EX366	HOUSE BILL 366	21	2024 Market Value	\$29,821
ABSOLUTE EXEMPTIONS VALUE LOSS				\$20,987,031

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	4	\$40,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	10	\$108,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	9	\$1,150,330
HS	HOMESTEAD	39	\$3,267,594
OV65	OVER 65	140	\$2,801,901
PARTIAL EXEMPTIONS VALUE LOSS		205	\$7,392,325
NEW EXEMPTIONS VALUE LOSS			\$28,379,356

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$28,379,356

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,389	\$180,360	\$105,705	\$74,655
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,378	\$180,331	\$105,663	\$74,668

Bexar County

2025 CERTIFIED TOTALS

As of Certification

58 - SOUTH SAN ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
731	\$133,828,699.00	\$94,189,195