

# Presentation to the 2023 Texas Oil & Gas Association Ad Valorem Tax Committee Conference

## ▶ Property Tax Assistance Division Update

March 1-2, 2023

Property Tax Assistance Division

Texas Comptroller of Public Accounts

# 2022 School District PVS Preliminary Findings

## SCHOOL DISTRICT PROPERTY VALUE STUDY GOVERNMENT CODE SECTION 403.302 2022 PRELIMINARY FINDINGS

*Print these pages using the Google Chrome browser for best results.*

### January 2023

This information was certified to the Commissioner of Education on Jan. 31, 2023. The deadline for a school district or eligible taxpayer to file a petition protesting the preliminary findings is 40 days from the date of certification to the commissioner of education.

School district self-reported taxable value totals and deduction details are reported by county. For school districts in this PVS, additional school district findings and county land use values are also reported. If a school district's boundary overlaps two or more counties, the school district's findings are split to only include the property located within a single county.

### State Totals by Property Category

[Summary Worksheet](#)

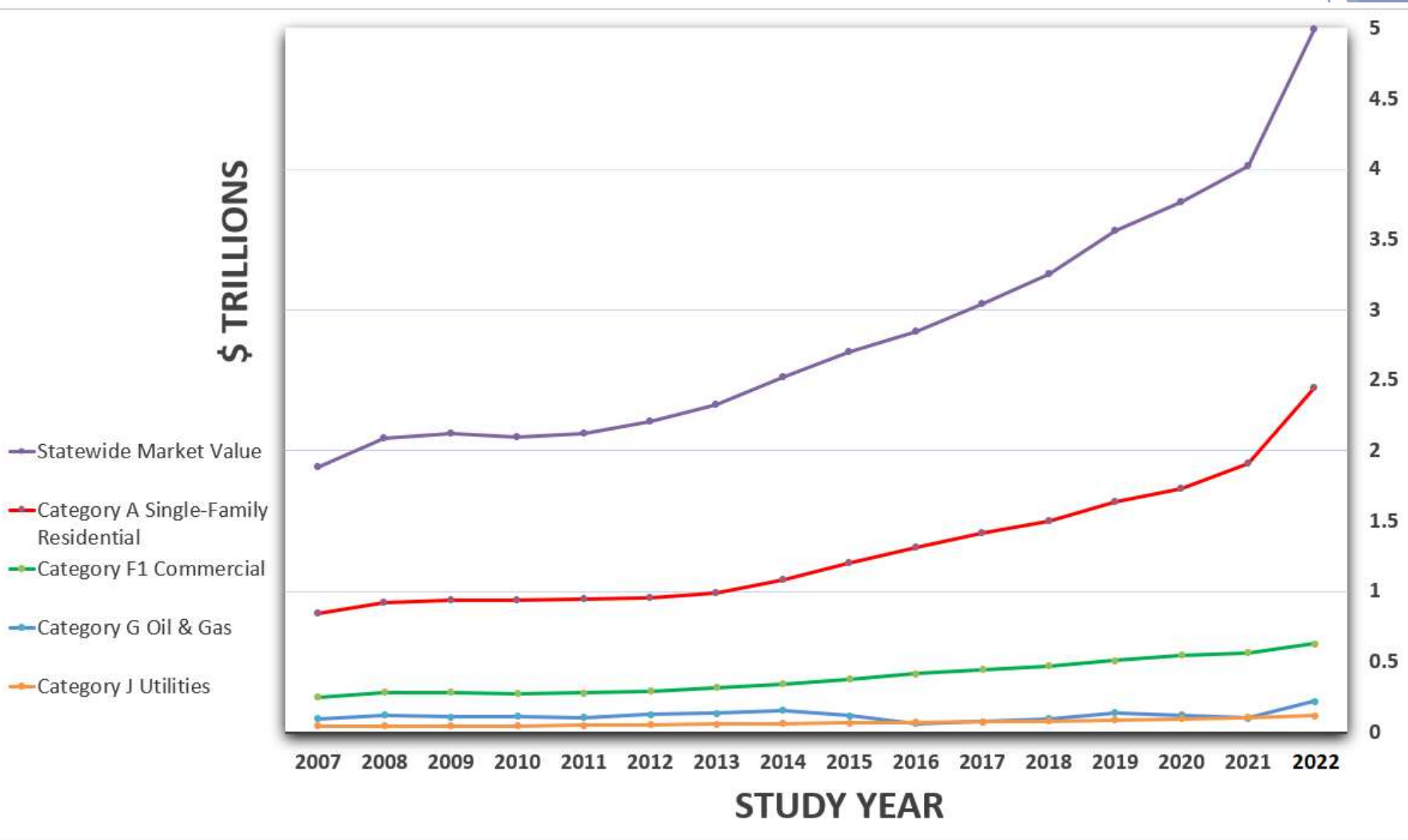
### School District Findings by County

- [Anderson](#)
- [Andrews](#)
- [Gillespie](#)
- [Glasscock](#)
- [Moore](#)
- [Morris](#)

# 2022 School District PVS Preliminary Statewide Totals

Category	2022 Market Value	% of Subtotal	% Change from 2021
A - SINGLE-FAMILY	2,442,877,793,029	48.92%	27.79%
B - MULTIFAMILY	320,782,600,062	6.42%	22.65%
C1 - VACANT LOTS	75,924,747,053	1.52%	22.37%
C2 - COLONIA LOTS	92,780,444	0.00%	2.39%
D1 ACRES - QUALIFIED OPEN-SPACE LAND	419,234,423,519	8.39%	20.15%
D2 - FARM & RANCH IMP	5,687,078,972	0.11%	16.63%
E - NON-AG LAND AND IMPROVEMENTS	157,394,459,544	3.15%	27.49%
F1 - COMMERCIAL REAL	630,827,032,635	12.63%	11.75%
F2 - INDUSTRIAL REAL	218,806,554,792	4.38%	15.19%
G - ALL MINERALS	218,855,800,290	4.38%	114.03%
J - ALL UTILITIES	117,227,393,314	2.35%	9.64%
L1 - COMMERCIAL PERSONAL	199,067,831,188	3.99%	9.06%
L2 - INDUSTRIAL PERSONAL	146,703,758,947	2.94%	15.56%
M1 - MOBILE HOMES	12,322,765,332	0.25%	25.14%
N - INTANGIBLE PERSONAL PROPERTY	0	0.00%	0.00%
O - RESIDENTIAL INVENTORY	17,580,923,339	0.35%	21.67%
S - SPECIAL INVENTORY	10,659,370,994	0.21%	23.24%
Subtotal	4,994,045,313,454	100.00%	24.27%
Less Total Deductions	1,227,851,165,496		43.88%
Total Taxable Value	3,766,194,147,958		18.99%

# Historical Market Values 2007 - 2022



Source: Texas Comptroller of Public Accounts, Property Tax Assistance Division, Property Value Studies 2007 - 2022 Preliminary



# Category G: Oil & Gas



# 2022 School District PVS Category G Oil & Gas Results

3,950 Category G property appraisals  
181 Schools (including split districts)  
98 Counties

Ratio Study:  $\text{Local Value} / \text{PTAD Value} = \text{Ratio}$

Ratio  $< 1.0$  = CAD's value is **less** than PTAD's value

Ratio  $> 1.0$  = CAD's value is **Greater** than PTAD's value

$\$500,000 / \$1,000,000 = 0.50$  ratio

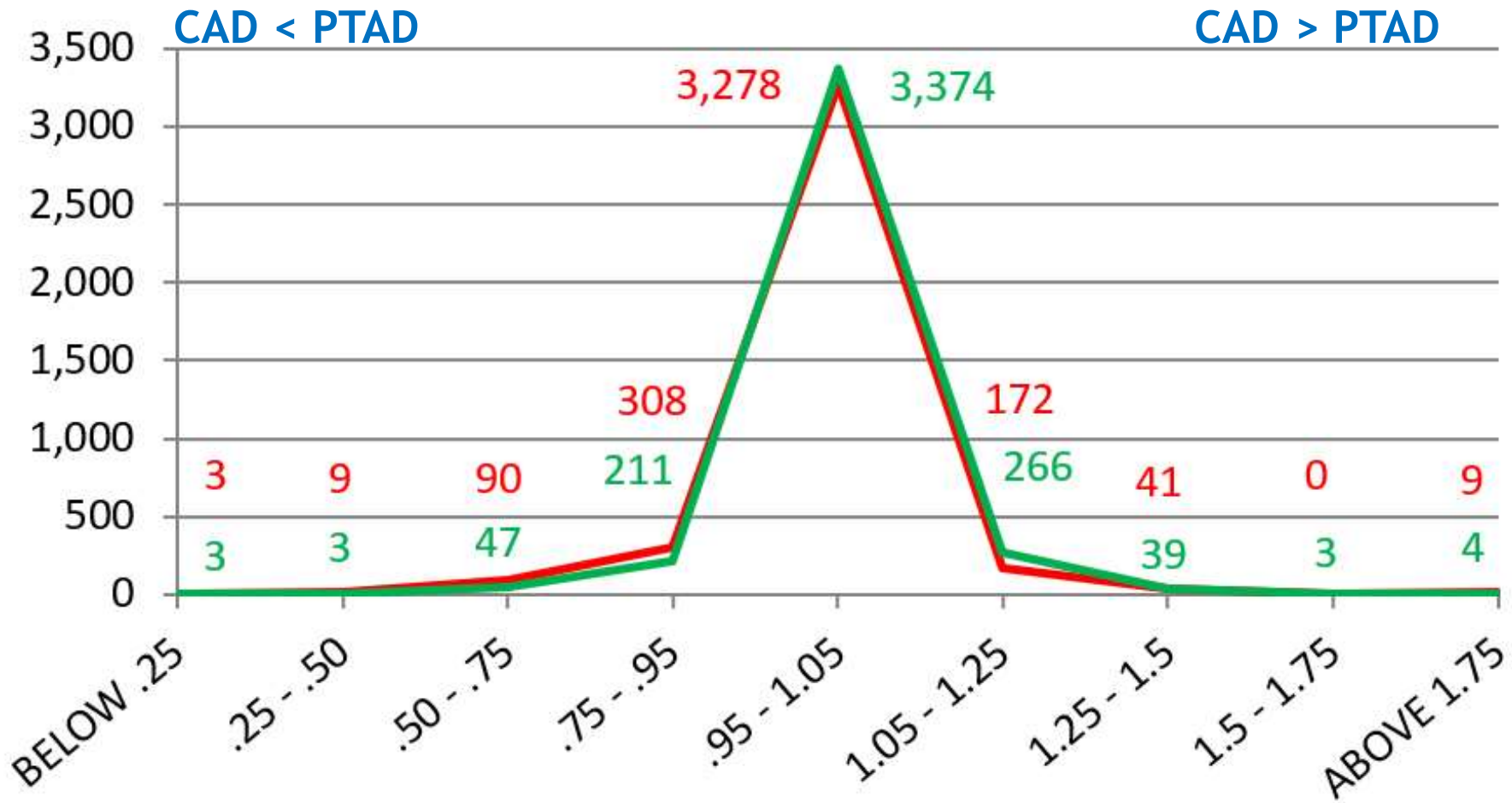
$\$1,000,000 / \$500,000 = 2.00$  ratio

CAD goal is overall category ratio of 0.95 - 1.05  
(for each ISD)

# 2022 Draft vs. Preliminary Property Ratios

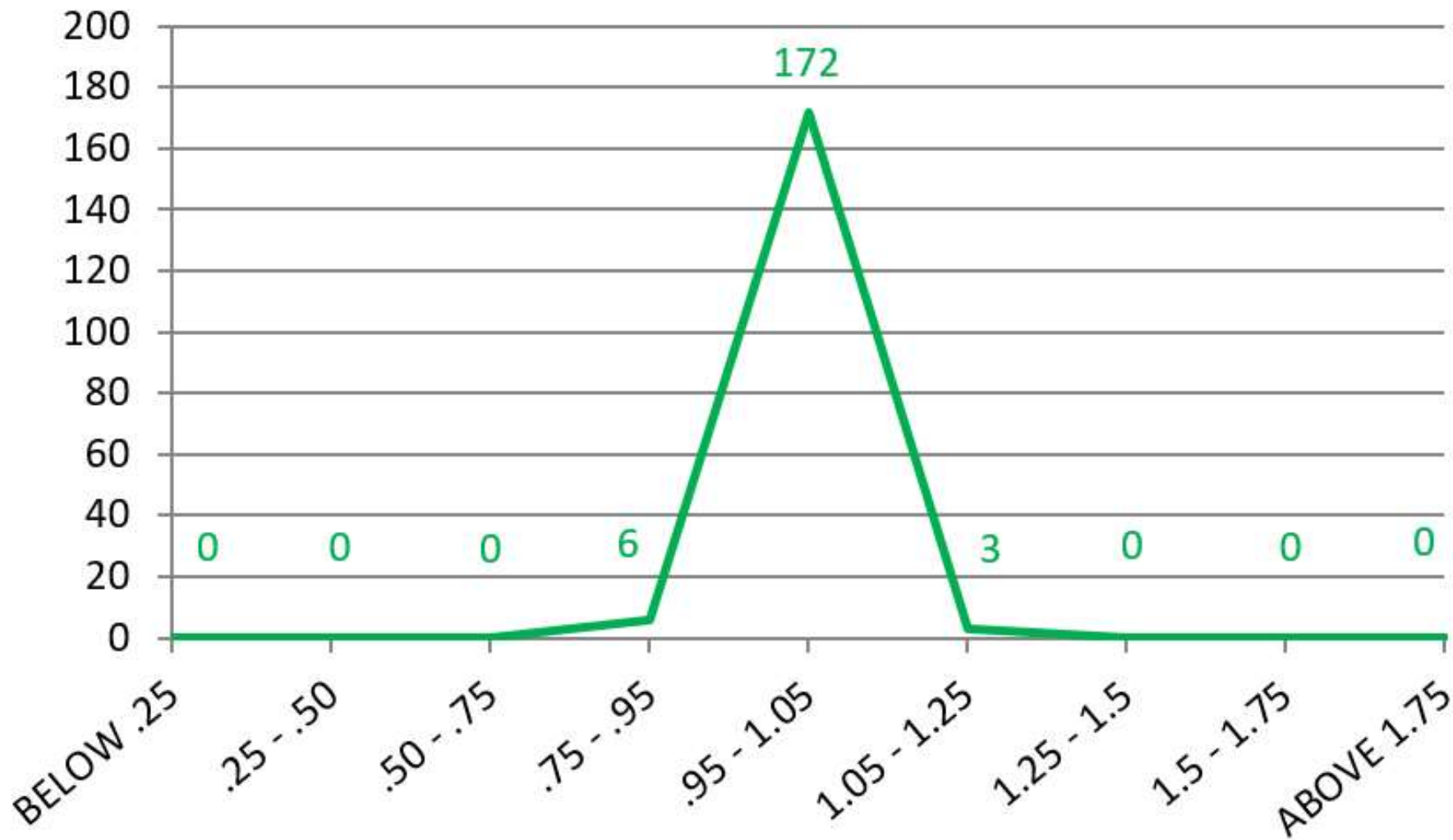
— DRAFT Property Ratios

— PRELIMINARY Property Ratios after comments



# 2022 Preliminary ISD Ratios

PRELIMINARY ISD Ratios after comments





# 2023 School District PVS - Price Adjustment Factor

- Utilizing AEO Short-Term Economic Outlook Data
  - January 12, 2023
- Actual Price Adjustment Factor will use
  - U.S. Energy Information Administration
  - <http://www.eia.gov/forecasts/aeo/>
  - Table 12. Petroleum and Other Liquids Prices
  - Table 13. Natural Gas Supply, Disposition, and Prices
- Interested parties can email us at [PTAD.OilandGas@cpa.Texas.gov](mailto:PTAD.OilandGas@cpa.Texas.gov)

# EIA STEO Data Jan 12, 2023

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	21	2022	2023	2024
<b>2. Energy Prices</b>				
<b>Crude Oil Prices</b>				
West Texas Intermediate Spot Average (dollars per barrel)	21	94.91	77.18	71.57
Imported Average (dollars per barrel)	92	92.11	74.39	68.89
Refiner Average Acquisition Cost (dollars per barrel)	83	94.97	76.67	71.06
Brent Spot Average (dollars per barrel)	89	100.94	83.10	77.57
<b>U.S. Liquid Fuels</b>				
<b>Refiner Prices for Resale</b>				
Gasoline (cents per gallon)	219	309	246	226
Diesel Fuel (cents per gallon)	211	360	294	244
Fuel Oil (cents per gallon)	88	352	300	242
<b>Refiner Prices to End Users</b>				
Jet Fuel (cents per gallon)	95	340	284	234
No. 6 Residual Fuel (cents per gallon)	90	236	198	185
<b>Retail Prices Including Taxes</b>				
Gasoline Regular Grade (cents per gallon)	302	397	332	309
Gasoline All Grades (cents per gallon)	311	408	345	324
On-highway Diesel Fuel (cents per gallon)	329	502	422	369
Heating Oil (cents per gallon)	300	468	417	365
<b>Natural Gas</b>				
Henry Hub Spot (dollars per thousand cubic feet)	06	6.67	5.09	4.98
Henry Hub Spot (dollars per million btu)	91	6.42	4.90	4.80

# U.S. BUREAU OF LABOR STATISTICS

## Oil PPI Jan 18, 2023

### PPI Commodity Data

#### Original Data Value

Series Id: WPU0561

Not Seasonally Adjusted

Series Title: PPI Commodity data for Fuels and related products

Group: Fuels and related products and power

Item: Crude petroleum (domestic production)

Base Date: 198200

Years: 1982 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017	138.4	143.3	131.0	139.6	128.9	123.8	124.7	130.6	134.9	142.4	159.0	162.8	138.3
2018	179.1	172.0	173.9	185.3	198.1	188.5	204.0	189.3	195.2	204.1	157.4	136.7	182.0
2019	141.5	150.6	158.9	176.7	171.0	153.4	162.3	156.9	156.2	146.1	155.9	162.8	157.7
2020	158.7	136.0	89.8	46.0	62.5	94.3	100.0	104.4	101.1	102.8	106.8	122.6	102.1
2021	138.3	155.4	169.1	165.6	177.0	194.0	200.244	185.763	194.123	220.924	223.073	197.098	185.049
2022	226.752	254.864	281.880	283.471	289.411	326.056	275.308	258.826	241.987	248.153	241.581	205.481	261.148



# U.S. BUREAU OF LABOR STATISTICS

## GAS PPI Jan 18, 2023

### PPI Commodity Data

#### Original Data Value

Series Id: WPU0531

Not Seasonally Adjusted

Series Title: PPI Commodity data for Fuels and related products

Group: Fuels and related products and power

Item: Natural gas

Base Date: 198200

Years: 1982 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2017	156.2	133.0	103.8	120.4	119.8	120.3	115.1	111.8	111.6	108.8	106.6	116.7	118.7
2018	112.6	125.5	94.1	96.0	100.1	103.1	105.4	104.0	104.9	108.3	126.0	165.5	112.1
2019	126.9	102.4	96.6	84.3	80.2	76.6	74.2	70.6	75.1	72.6	85.4	81.3	85.5
2020	70.7	59.7	55.4	48.5	59.9	56.3	53.3	64.2	77.2	68.8	97.4	98.5	67.5
2021	98.0	168.2	110.4	98.8	112.0	113.7	139.159	152.782	172.735	216.688	224.853	192.179	149.951
2022	176.755	227.961	180.840	217.004	286.755	316.087	264.762	342.313	315.009	202.470	170.759	248.141	245.738



# 2023 School District PVS - Price Adjustment Factor

2023 PVS Year

Year		Crude Oil		Natural Gas	
Appraisal Year	Calendar Year	WTI Crude Oil Spot Price (nominal dollars per BBL)	Price Adjustment Factor (PAF) and Producer Price Index (PPI) % change	Natural Gas Henry Hub Spot Price (nominal dollars per million BTU)	Price Adjustment Factor (PAF) and Producer Price Index (PPI) % change
avg	2022	\$ 94.91	<b>PAF</b>	\$ 6.420	<b>PAF</b>
1	2023	\$ 77.18	<b>0.81319</b>	\$ 4.90	<b>0.76324</b>
2	2024	\$ 79.05	2.428820%	\$ 5.01	2.273191%
3	2025	\$ 80.97	2.428820%	\$ 5.13	2.273191%
4	2026	\$ 82.94	2.428820%	\$ 5.24	2.273191%
5	2027	\$ 84.96	2.428820%	\$ 5.36	2.273191%
6	2028	\$ 87.02	2.428820%	\$ 5.48	2.273191%

Based on Section 23.175 of the Texas Property Tax Code

PAF source: U.S. Energy Information Administration January 2023 Annual Energy Outlook

Publication Date: January 12th, 2023 Short Term Economic Outlook Data (Tables 12 and 13)

PPI source: U.S. Department of Labor, Bureau of Labor Statistics, Producer Price Index, (not seasonally adjusted)

Publication Date: January 18, 2023

# Contact Information



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[comptroller.texas.gov/taxes/property-tax/](http://comptroller.texas.gov/taxes/property-tax/)

