

## Bee County Computer Input Codes

Jurisdiction codes: Designate the taxing jurisdictions that apply tax rates to the property.

JUR#	JUR DESCRIPTION
00	Bee County Appraisal District
01	Bee County
10	City of Beeville
30	Skidmore/Tynan ISD
31	Beeville ISD
32	Pettus ISD
33	Pawnee ISD
34	Three Rivers ISD
35	Mathis ISD
37	Refugio ISD
50	Coastal Bend College District
60	Beeville Water District
65	Pettus MUD
68	Tynan Water Supply District
69	Bee Co Water Conservation District
70	Central Bee Fire District
71	N Bee Co Fire District
72	Bee Co Fire District #3
73	Pawnee Fire Prevention District

Homestead Exemption Codes: Reflect the Homestead status and level of exemption.

HS Code	Description
1	DVET/Homestead
2	DVET/Disabled
3	DVET/Over 65
4B	Surviving Spouse of Disabled Service Member who is Disabled
4H	Surviving Spouse of Service Member, killed in the line of duty
4S	Surviving Spouse of Disabled Service Member who is over 65
5B	Surviving Spouse of First Responder, killed in the line of duty who is Disabled
5H	Surviving Spouse of First Responder, killed in the line of duty
5S	Surviving Spouse of First Responder, killed in the line of duty, who is over 65
B	Disability Homestead
D	Disability Adjustment Only – No General Homestead
F	Widow of Disabled Homestead Holder
H	General Homestead
O	Over 65 – No General Homestead
S	Over 65 Homestead
W	Widow of Over 65 Homestead Holder

Property Category Codes: Each property is described with Category Codes (formerly known as TEA Codes). These codes allow the CAD to separate properties individually and in groups for a multitude of purposes, not the least of which is reporting to the State Comptrollers office. All properties will fall within one of the following categories.

Cat Code	Description	Cat Code	Description
A1	Real Res Single Family	J6	Pipelines
A2	Real Res Mobile Home	J7	Cable Television
A3	Single Family – Waterfront	J8	Other Utilities
A4	Single Family Res – Imp Only	J8A	Separ Htr Trtr, Glycol Unit
B1	Real Res Multifamily	L1	Tangible Business Personal Property Commercial
B2	Multifamily – Duplex	L1C	Comm-Inv & Matrls
C1	Vacant Lots	L1E	Leased Veh-Pers Use
C1I	C1 w/ non-Res Imp	L1F	Comm-Drilling Rigs
C2	Colonia Lots & Tracts	L1G	Comm-Mach & Equip
D1	Qualified Ag Land - Ranch Land	L1H	Comm-Leased Equip
D1F	Qualified Ag Land - Farm Land	L1J	Comm-Furn & Fixt
D1B	Qualified Ag Land - Beekeeping	L1M	Comm-Veh to 1 ton
D1W	Qualified Ag Land - Wildlife Land	L1X	County, College Taxable only
D2	Farm or Ranch Improvements (non-residential)	L2	Tangible Business Personal Property Industrial
E1	Rural Residential & Unqualified Ag Land	L2A	Industrial - Vehicle 1 Ton & up
E2	M/H on Farm and Ranch Land	L2B	Industrial – Pipestock
E4	Unqualified Land with Rural Imp (No Res)	L2C	Industrial - Inventory & Materials
F1	Commercial Real Property	L2E	Industrial - Well Service & Workover
F1I	Commercial Improvements Only	L2G	Industrial - Mach & Equip
F2	Industrial Real Property	L2J	Industrial - Furn & Fixt
F2I	Industrial Improvements Only	L2L	Industrial - Storage Tanks
G1	Oil, Gas & Mineral Reserves	L2M	Industrial - Vehicles to 1 T
H1	Industrial Vehicles (Comm under 1 ton)	L2T	Ind - Salt Water Disposal
J1	Water Systems - Real & PP	O	Real Inventory Property
J2	Gas Companies	M1	Tangible Personal Mobile Home
J3	Electric Companies	M2	Tangible Personal Prvt Aircraft
J4	Telephone Companies	S1	Special Inventory
J5	Railroads	X	Exempt (Various Subcategories)

### CDU Rating Guide: Condition, Desirability, and Utility

Combine with the built or effective year (age) generates the %GD, the inverse of depreciation.

CDU Rating	Code Used	Definition and Description
Excellent	EX	Building is in near perfect condition-very attractive and highly desirable
Very Good	VG	Very slight evidence of deterioration-still attractive and quite desirable
Good	GD	Minor deterioration is visible-slightly less attractive and desirable, but very useful
Average	AV	Only normal wear and tear is apparent- average attractiveness and desirability
Fair	FA	Marked deterioration-but quite usable, rather unattractive and undesirable
Poor	PO	Definite deterioration is obvious-definitely undesirable but moderately useful
Very Poor	VP	Condition approaches unsound-extremely undesirable and barely usable
Unsound	US	Building is unusable, not repairable, and practically unfit for use
	MHSP	Mobile Home condition. Age Driven. Transitioning out of use.
	3025	Double wide Mobile Home condition. Age Driven. Transitioning out of use.
	FARM	Accelerated, age driven for rural buildings.
	C10	Commercial & Rural Buildings. Age Driven – 10 year economic life.
	C15	Commercial & Rural Buildings. Age Driven – 15 year economic life.
	C20	Commercial, Mobile Home & Rural Buildings. Age Driven – 20 year economic life.
	C25	Commercial, Mobile Home & Rural Buildings. Age Driven – 25 year economic life.
	C30	Commercial, Mobile Home & Rural Buildings. Age Driven – 30 year economic life.
	C35	Commercial, Mobile Home & Rural Buildings. Age Driven – 35 year economic life.
	C40	Commercial. Age Driven – 40 year economic life.
	C45	Commercial. Age Driven – 45 year economic life.
	C50	Commercial. Age Driven – 50 year economic life.
	C55	Commercial. Age Driven – 55 year economic life.
	C60	Commercial. Age Driven – 60 year economic life.

## Bee County Residential Building Codes & Descriptions

### Residential:

Res Frm-	Frame Constructed Residential Bldg
Gar Fat-	Attached Frame Garage
Gar Fde-	Detached Frame Garage
Stg Fat-	Attached Frame Storage Area
Stg Fde-	Detached Frame Storage Bldg
Pch Frm-	Frame Porch
Pto Frm-	Frame Patio
Cpt Frm-	Frame Carport
Scn Pch-	Screen Porch (Class 1-5 are Frame)
Res Brk-	Brick Constructed Residential Bldg
Gar Bat-	Attached Brick Garage
Gar Bde-	Detached Brick Garage
Stg Bat-	Attached Brick Storage Area
Stg Bde-	Detached Brick Storage Bldg
Pch Brk-	Brick Porch
Pto Brk-	Brick Patio
Cpt Brk-	Brick Carport
Scn Pch-	Screen Porch (Class 6-10 are Brick)

These Type codes are then followed by a classification code indicating the quality of the construction. The codes are as follows, in descending order:

Brick/Stone/Masonry Construction-10, 9, 8, 7 & 6.

Frame/Stucco Construction-5, 4, 3, 2 & 1.

Each Classification Code may be followed with a + or a - , indicating an increase or decrease in quality from the standard of the general class.

Swim Pool-	Swimming Pools
Decks-	Decks
Slab-	Slab
Stg-	Low Quality or Metal Storage Bldgs
TC-	Tennis Courts

Rural Buildings:

BARN	General Purpose building for livestock, feed, etc
FARM SHOP	Designed for maintenance and storage of equipment
FARM BLD	Designed for general storage use
FARM EXT	Simple extension or canopy additions to barn, shop, etc
QUO BLDG	Arch rib construction for general storage
QUO SHOP	Arch rib construction for maintenance and equipment storage
FARM SHED	Storage Shed, typically open on one side
OPEN SHED	Storage shed, typically open on all sides
LVSK SHED	Animal protection shed, lighter construction than OPEN SHED

Each rural building type is further classified with construction type:

- C\_ = Masonry Construction
- D\_ = Combustible Frame Construction
- DP\_ = Combustible "telephone" Pole Construction
- S\_ = Incombustible (Steel) Frame Construction
- SW\_ = Incombustible (Steel) Frame with Slanted side walls

After the first letter will be another letter denoting relative construction quality:

- E = Excellent
- V = Very Good
- G = Good
- A = Average
- F = Fair
- L = Low Cost
- C = Cheap

Commercial:	Type Code	Class Code (*#)
Apartments	AP	<u>First Letter-Construction Type ( * )</u>
Auto Service-Showrooms	AC - AS	C - Masonry Construction
Banks	BK - MB	D - Combustible Frame Construction
Bar-Tavern	BR	S - Incombustible (Steel) Frame Construction
Barber-Beauty Shop	BB	
Bowling Center	BW	
Canopies-Parking & Paving	CN-CNPY- ASPHALT / CONCRETE	<u>Second Letter-Construction Quality ( # )</u>
Car Wash	CA - CW	E - Excellent
Church	CH	V - Very Good
Country Club	CC	G - Good
Day Care	DA	A - Average
Discount Store	DS	F - Fair
Drive In Convenience Store	DI	L - Low Cost
Fraternal Buildings	FB	C - Cheap
Funeral Home	FH	
Grocery Stores	SU - GR	
Hangar	HG	
Hospital	HP	
Hospital-Veterinary	HV	
Laundromat	LW	
Laundry-Dry Cleaning	DC	
Medical Office	ME	
Motel	MO	
Nursing Home	NH	
Office	OF	
Post Office	PO	
Service(Repair) Shop	SR	
Restaurants	FF - RS	
Rest Room Buildings	RR	
Retail Store	RL	
School Buildings	HS-MS-ES	
Shopping Center	SC	
Storage Units	SM	
Theater	TH	
Warehouses	WH - WS - WW	

Mobile Homes: Older Schedule to be Phased out

Type: MOB HME

Classification by Width									
Class	Class	Class	Class	Class	Class	Class	Class	Class	Class
8W	10W	12W	14W	16W	18W	20W	24W	28W	

Condition Rating: for width classes 14W and smaller use MHSP. For 16W and larger use 3025.

For widths greater than 28', add a FC% of 1.20-1.25 (depending on quality and at the appraisers discretion) to the 28W class.

## Mobile & Manufactured Homes Property Value Schedule

Fair Quality Manufactured Housing

Type: MH FA

Width Feet									
Class	Class	Class	Class	Class	Class	Class	Class	Class	Class
8W	12W	14W	16W	18W	20W	24W	28W	32W	36W

Meets standard manufactured home code requirements. Average quality materials & workmanship. Plain finish & appearance. Prefinished aluminum or hardboard sheet siding, limited standard fenestration. Roof=low pitched, arched or sloped, minimum overhang. Interior=moderate to average flooring, plywood or printed seamed hardboard, standard grade cabinetry, hardware, and fixtures.

Average Quality Manufactured Housing

Type: MH AV

Width Feet									
Class	Class	Class	Class	Class	Class	Class	Class	Class	Class
8W	12W	14W	16W	18W	20W	24W	28W	32W	36W

Prefinished aluminum, hardboard, or plywood sheet, vinyl or hardboard lap siding. Adequate fenestration and attractive entrance. Exteriors often have a combination of textures and colors. Interiors=conventional residential quality flooring, average quality cabinetry, hardware, and fixtures.

Good Quality Manufactured Housing

Type: MH GD

Width Feet									
Class	Class	Class	Class	Class	Class	Class	Class	Class	Class
8W	12W	14W	16W	18W	20W	24W	28W	32W	36W

Prefinished aluminum, hardboard, or plywood sheet, vinyl or hardboard lap siding. Ample residential-type fenestration and attractive entrance & window ornamentation. Exteriors often have a combination of materials, textures and colors. Interiors=good residential quality flooring, cabinetry, hardware, and fixtures.

For Personal Property Manufactured Housing (Category M1) or for commercial RV Parks, apply improvement value to the Real Estate Account for site improvements (Electrical, Septic, etc).

<u>Type</u>	<u>Class</u>	<u>Value</u>	<u>Description (Amenities)</u>
MHSPACE	1	\$1500	Electric, Water, Sewer, Dirt Pad
MHSPACE	2	\$2500	Electric, Water, Sewer, Caliche Pad
MHSPACE	3	\$4000	Electric, Water, Sewer, Caliche Pad, parking or other communal facilities
MHSPACE	4	\$6000	Electric, Water, Sewer, Paved Pads, Parking Covers, Recreational facilities

### Land Schedules

Residential/Most Commercial Lots – Per Square Foot Valuation

NS refers to lots that are irregular. Total square footage should be hand calculated or taken from survey/deed records.

SF refers to lots that are computer calculated from frontage and depth measurements.

The number following NS or SF refers to classes of increasing value: 01 – 99.

### Rural Land Valuation

Rural land, typically used as farm, ranch, rural residential, and some vacant lots, are valued on an acreage basis. For qualified 1-d-1 land (ag value), two values are calculated as per statute, the Market Value and the Special Appraisal Value. Unqualified 1-d-1 land, rural residential, and vacant lots have only the Market Value calculated.

Market value classifications are expressed as a digit code denoting situation, primary land use, access, and size category. For properties over 20 acres, the first digit, R, denotes rural land. The second, I, N, B, or C, denotes primary land use. I being improved pasture, N being native pasture, B being brush pasture, and C being cultivated land. For analysis purposes, a property that has more than one use category, the market value classification is selected based on the class of the plurality of the acres. The third digit, P, G, or D, expresses the accessibility of the property. P meaning access to a paved road, G a gravel/caliche road, and D meaning limited access, usually by easement through another owner’s property. The fourth code is numeric and reflects the size category of the property. 1 being properties of 20-50 acres. 2 being properties of 51-100 acres. 3 being properties of 101-500 acres. 4 being properties of 501-1000 acres. 5 being properties of over 1000 acres. If a property consists of multiple parcels, all adjacent and potentially marketable as a single unit, the size category chosen reflects the sum of the contiguous acreages.

Rural or large commercial tracts are designated by RC1 & RC2.

Properties of 20 acres or less are considered small acreage tracts and while they can qualify for 1-d-1 special appraisal or “ag” value (if meeting those requirements), their



value is affected by rural residential sales. The codes are SABE, SAPT, SAPW, and SAST. The SA part of each code designates the classification as small acreage. The last two digits reflect the location of the property by independent school district. BE = Beeville ISD, PT = Pettus ISD, PW = Pawnee ISD, and ST = Skidmore/Tynan ISD. Properties in the overlapping ISDs are classed in the following manner: Three Rivers ISD = SAPW, Refugio ISD = SAST, and Mathis ISD = SAST.

Special Valuation (1-d-1 value or ag value) classifications are also a 3- or 4-digit code denoting ag qualification and ag category. All ag value categories begin with A showing that it is qualified for and receiving the ag value. The following digits denote the ag class. As noted in the ag value schedule, a P is added in the third digit for properties in the Pawnee school district. Cultivated classes begin with A and are followed by C1, C2, or CP3, depending on the soil class or property location. Properties with limited irrigation are classified C4. Improved pasture classes follow the A with I1, Native Pasture with N2, and Brush Pasture with B3 (with a P inserted for the Pawnee school district area). Waste land (unproductive acres within a larger tract, usually pits, contaminated land) is classified W4.