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Corpus Christi, TX  
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[www.ncadistrict.com](http://www.ncadistrict.com)

RAMIRO "RONNIE" CANALES  
CHIEF APPRAISER



# NCAD Directors



Luis Elizondo



David Berlanga  
Chairman



Jerry Garcia



Robert Adler



Richard Pittman



Paul Altheide



Jose J. Guzman



Kevin Kieschnick



# NCAD Leadership



Chief Appraiser

Ramiro "Ronnie" Canales

1981 - 1988 Nueces County Appraisal District Appraiser; RPA attained

1988 - 2011 Elected as Nueces County Tax Assessor – Collector; RTC attained

2012 - Appointed Nueces County Appraisal District Chief Appraiser

1980 - 1981 Nueces County Tax Assessor Office

1982 - 2007 Nueces County Appraisal District ; RPA attained 1985

2007 - 2011 Performed private appraisals

2012 – Appointed Nueces County Appraisal District Assistant Chief Appraiser by Ronnie Canales



Assistant Chief Appraiser

Robert Cenci



# Life & Safety Improvements



NEW A.D.A.  
COMPLIANT MAIN  
ENTRANCE



NEW BUILDING ADDITION AND ELEVATOR



LIFE-SAFETY-RESCUE  
SYSTEM





# HVAC and Roof Replacement





# NEW FLOORING



FIRST FLOOR

SECOND FLOOR





# **CUSTOMER SERVICE**

- **NEW WEBSITE –NEW INFORMATION**
- **2013 PROPOSED VALUES NOW AVAILABLE ON-LINE**
- **E-FILE RESIDENTIAL HOMESTEADS**
- **CUSTOMER SURVEY/ANNUAL REPORT**
- **PHONE BANK – 361-826-2100**

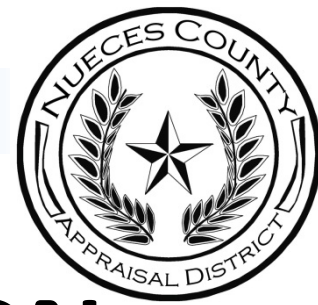


Ken Combs

## Taxpayer Liaison Officer

- ❖ **The TLO is appointed by the Board of Directors and acts as an intermediary between the property owner & Board in accordance with the Texas Property Tax Code.**
- ❖ **The primary focus of the TLO is to improve the Appraisal District's relationship with the public.**





# 2013 APPRAISAL INFORMATION

- APRIL 30<sup>TH</sup> EACH YEAR NCAD IS REQUIRED TO DELIVER PRELIMINARY VALUE ESTIMATES TO THE ENTITIES
- DISCLAIMER - THE FOLLOWING VALUE INFORMATION IS STRICTLY PRELIMINARY AND SHOULD BE CONSIDERED ACCORDINGLY.

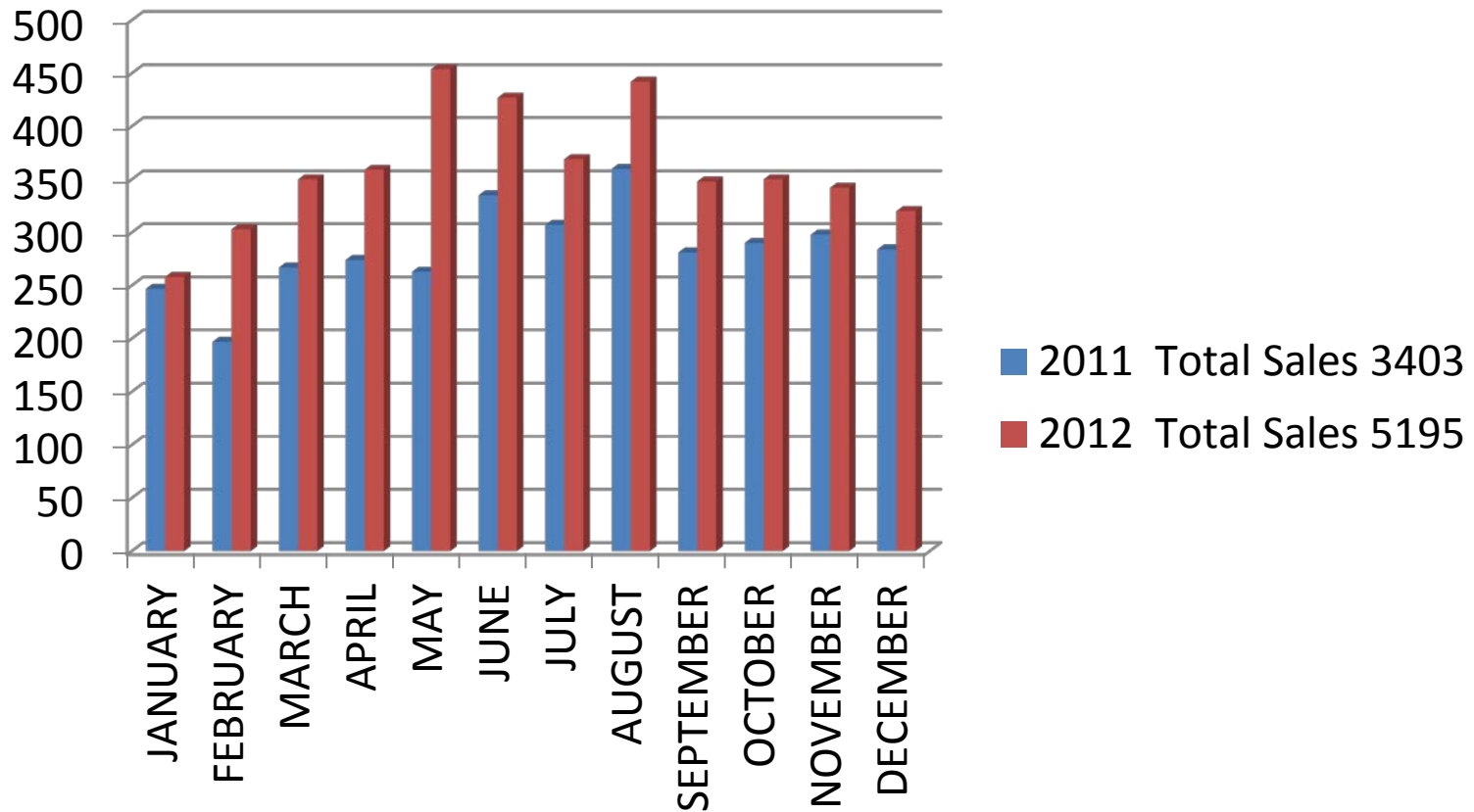


# Market Analysis Department

- Created in 2012 to improve the gathering of sales information
- More accurate analysis of the sales data
- Resulting in fair market data

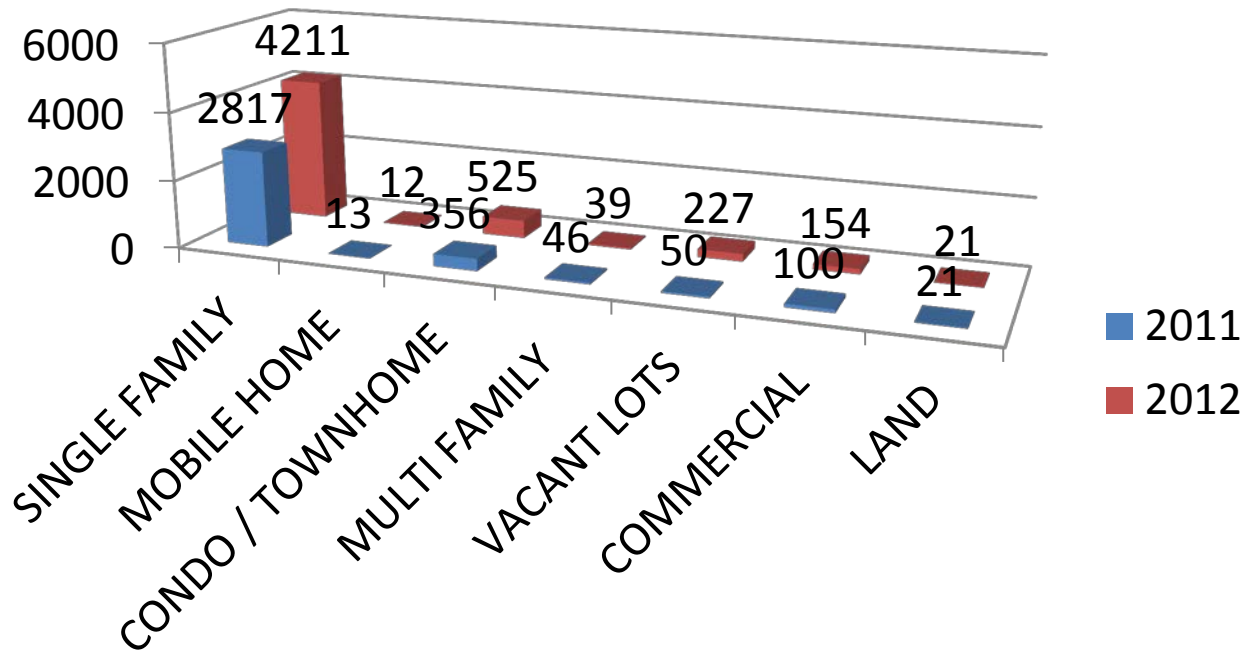


# RESIDENTIAL / COMMERCIAL SALES





# SALES BY CATEGORY





**CITY OF CORPUS CHRISTI**  
**2013 PRELIMINARY VALUE ESTIMATE:**  
**\$15,033,763,022**

- 2012 CERTIFIED VALUE: 14,386,376,098
- RESIDENTIAL REAL ESTATE
- COMMERCIAL REAL ESTATE
- BUSINESS PERSONAL PROPERTY
- T.Y. PICKETT – INDUSTRIAL/MINERAL/UTILITIES



# NEW GROWTH

- 2013 = \$207,758,599 (TAXABLE)
- 2012 = \$249,942,947 (TAXABLE)



# Q&A

