

For Immediate Release

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Property Owners Should Soon Start Receiving Appraisal Notices for the Tax Year

You may soon receive an appraisal notice from the Blanco County Appraisal District. The appraisal district will mail about 16,000 appraisal notices on April 14th. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2022 property taxes.

Recently the Texas Association of Appraisal Districts announced historic growth in Texas real estate values. According to the association, regions around the state have seen increases in values between 10-50% since last year. Alvin Lankford, president of the association and chief appraiser of Williamson County said, "The Texas real estate market is growing as fast as we have ever seen it in the state's history. We have all seen the countless stories about people moving to Texas from other states. This increase in population contributes to a shortage of homes available and to the increase in prices paid for homes." These factors have contributed to record market value increases across all property categories in Blanco County as well.

Lankford added, "As a reminder, according to state law, appraisal districts are to appraise property at its market value. In fact, we are regulated by the State of Texas to make sure we do our jobs fairly and accurately. But, keep in mind, we are not responsible for setting the tax rate. We follow the law, state regulations, and the reality of real estate market sales when making our value determinations."

Under Texas law, local appraisal districts must notify property owners about changes in their property's value. The notice contains important information about the property's location, ownership and property tax exemptions that apply to the property. It must also include a web address where tax information for the property can be found. In the past, estimated taxes have been included on the notice, but this has changed with recent legislation and an estimate will not be included on this year's notice. It is very important for property owners to make sure that they have their homestead exemption and the resulting 10% cap in assessed value which is the benefit of that exemption.

Chief Appraiser, Candice Fry encourages property owners to contact the Appraisal District to discuss informally any questions they may have concerning their property values or exemptions. Property owners who disagree with the appraised value of their property, the exemptions or any other action by the appraisal district have the right to appeal to the Blanco County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The notice of appraised value includes instructions on how and when to file a protest, a protest form, a statement about the availability of an informal conference prior to attending a protest hearing and a copy of the Comptroller's *Property Taxpayer Remedies*. The deadline for filing a protest with the ARB is May 15th or 30 days after your notice of appraised value was delivered to you.

The Comptroller's publication, *Property Taxpayer Remedies*, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. The publication also discusses the option to request limited binding arbitration to compel the ARB or chief appraiser to comply with a procedural requirement and the options of taking your case to district court, the State Office of Administrative Hearings or binding arbitration if you are dissatisfied with the outcome of your ARB hearing.

Property Taxpayer Remedies is available from the Blanco County Appraisal District at 615 N. Nugent Ave., Johnson City, Texas or at www.blancocad.com. The publication is also available on the Comptroller's Property Tax Assistance Division's website at comptroller.texas.gov/taxes/property-tax/.