UNDERSTANDING YOUR PROPERTY APPRAISAL

- Presented by Mr. Michael Amezquita, Chief Appraiser, & Mr. Rogelio Sandoval, Assistant Chief Appraiser.

- The purpose of this presentation is to provide a general overview of the Bexar Appraisal District's part of the property tax system, and to inform property owners of their rights & responsibilities.

- In order to be respectful of everyone’s time, questions will be submitted through the chat. Please be sure to include your name and email address in the event we are unable to respond to your question during the presentation.
WHAT IS THE ROLE OF THE APPRAISAL DISTRICT?

- To appraise at market value and administer exemptions.

The 3 parts of a tax bill

- Taxable Value
- Tax Rate
- Property Taxes

Appraisal District (NOT Discretionary)

Tax Units (Discretionary)

Tax Assessor-Collector
2021 VALUE NOTICES SHOULD BE EXPECTED ON OR ABOUT THE FIRST WEEK OF APRIL.

- The protest deadline is May 15th. The 2021 deadline however is May 17th due to the 15th falling on a Saturday.
- Protests can be submitted by mail, email at protest@bcad.org, using Efile, or dropped off in the drop box in front of our building.
- If you miss the protest deadline, a letter may be sent to the Appraisal Review Board Chair stating why the deadline was missed. Send your letter by mail or to cs@bcad.org.
- Only the Chair can approve or deny a request for a late protest.
# RESIDENTIAL VALUE DATA
- PROVIDED BY THE REAL ESTATE CENTER AT TEXAS A&M UNIVERSITY

## Comparison of the Average Market Value of a Homestead vs. Average Sale Price of a Home in Bexar County

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$144,392</td>
<td>$170,762</td>
<td>$147,525</td>
<td>$157,723</td>
<td>$175,406</td>
<td>$198,173</td>
<td>$206,030</td>
<td>$235,397</td>
<td>$243,945</td>
</tr>
<tr>
<td>2012</td>
<td>$147,525</td>
<td>$176,762</td>
<td>$157,723</td>
<td>$188,260</td>
<td>$206,030</td>
<td>$211,078</td>
<td>$224,393</td>
<td>$235,967</td>
<td>$252,854</td>
</tr>
<tr>
<td>2013</td>
<td>$157,723</td>
<td>$188,260</td>
<td>$206,030</td>
<td>$211,078</td>
<td>$224,393</td>
<td>$235,967</td>
<td>$243,945</td>
<td>$252,854</td>
<td>$260,607</td>
</tr>
<tr>
<td>2014</td>
<td>$188,260</td>
<td>$206,030</td>
<td>$211,078</td>
<td>$224,393</td>
<td>$235,967</td>
<td>$243,945</td>
<td>$252,854</td>
<td>$260,607</td>
<td>$262,086</td>
</tr>
<tr>
<td>2015</td>
<td>$206,030</td>
<td>$211,078</td>
<td>$224,393</td>
<td>$235,967</td>
<td>$243,945</td>
<td>$252,854</td>
<td>$260,607</td>
<td>$262,086</td>
<td>$263,607</td>
</tr>
<tr>
<td>2016</td>
<td>$211,078</td>
<td>$224,393</td>
<td>$235,967</td>
<td>$243,945</td>
<td>$252,854</td>
<td>$260,607</td>
<td>$262,086</td>
<td>$263,607</td>
<td>$264,107</td>
</tr>
</tbody>
</table>

**Source:** recenter.tamu.edu and Bearar Appraisal District Certified Appraisal Roll
Average Residential Sales Prices by Year by County

Source: Real Estate Center Website www.recenter.tamu.edu
The most common reasons for protest are “Incorrect Appraisal” (market) and “Value is Unequal” (equity).

Be sure to include a good email address and phone number.

Don’t forget to check the “Evidence Requested” box!
WHAT HAPPENS AFTER I SUBMIT A PROTEST?

• Once processed you’ll receive notice of your informal meeting with instructions on how to use our self-scheduling system. All informal meetings will be held by phone, email or Zoom.

• If you submitted your protest using Efile, the informal meeting will take place online.

• If there is no resolution at the informal meeting, you will be scheduled for a Formal Hearing before the Appraisal Review Board. ARB Hearings will be conducted by phone or Zoom. If you request an in-person hearing, it will be scheduled at a much later date.
Evidence must be submitted BEFORE your scheduled meeting or hearing.

What evidence should I submit?

- Photographs
- Repair estimates
- Comparative Market Analysis
- Recent sales purchase contract or fee appraisal
- Anything you feel supports a value reduction
ARE YOU RECEIVING ALL OF THE PROPERTY TAX EXEMPTIONS YOU QUALIFY FOR?

• Homestead
• Over 65
• Disabled Person
• Disabled Veteran with service connected disability between 10% to 100%
• 100% Disabled Veteran Homestead Exemption, or Surviving Spouse
• Donated Residence of a Partially Disabled Veteran Exemption, or Surviving Spouse

• Most exemption applications require a copy of your TXDL or TX ID card & the address must match the address of the property you are applying for.
• There are NO fees for our services.
Questions?
CONTACT INFORMATION

- Michael Amezquita, Chief Appraiser – 210-242-2411, mamezquita@bcad.org
- Rogelio Sandoval, Assistant Chief Appraiser – 210-242-2413, rsandoval@bcad.org
- Customer Information & Assistance Department – 210-242-2432, cs@bcad.org
- Website – www.bcad.org
- Facebook: Bexar Appraisal District
- Twitter: @BexarDistrict