



Appraisal Districts San Antonio

Atascosa County

274 S. 4th Street
Poteet, Texas 78065
830/742-3591
www.atascosacad.com

Bandera County

1206 Main Street
Bandera, TX 78003
830/796-3039
www.banderaproptax.org

Bexar County

411 North Frio
San Antonio, TX 78207
210/224-2432
www.bcad.org

Comal County

900 S. Seguin Ave.
New Braunfels, Texas 78130
830/625-8597
www.comalad.org

Guadalupe County

3000 N. Austin Street
Seguin, Texas 78155
830/372-2874
www.guadalupead.org

Kendall Central

118 Market Avenue
Boerne, TX 78006
830/249-8012
www.kendallad.org

Medina County

1410 Ave. K
Hondo, TX 78861
830/426-4660
www.medinacountytx.org

Wilson County

P.O. Box 849
Floresville, TX 78114
830-393-3065
www.co.wilson.tx.us

Texas Comptroller

www.window.state.tx.us

Valuing Property

Each county's appraisal district determines the value of all taxable property within the county. Before the appraisals begin, the district compiles a list of taxable property. The listing for each property contains a description and the name and address of the owner.

The appraised home value for a homeowner who qualifies his or her homestead for exemptions in the preceding and current year may not increase more than 10 percent per year.

Property Tax Code Section 23.23(a) sets a limit on the appraised value of a residence homestead, stating that its appraised value for a tax year may not exceed the lesser of: (1) the market value of the property; or (2) the sum of: (A) 10 percent of the appraised value of the property for last year; (B) the appraised value of the property for last year; and (C) the market value of all new improvements to the property, excluding a replacement structure for one that was rendered uninhabitable or unusable by a casualty or by mold or water damage. The appraisal limitation first applies in the year after the homeowner qualifies for the homestead exemption.

How is your property valued?

The appraisal district must repeat its appraisal process for property at least once every three years.

To save time and money, the appraisal district uses mass appraisal to appraise large numbers of properties. In a mass appraisal, the district first collects detailed descriptions of each taxable property in the district. It then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the district appraises the value of typical properties in each class. Taking into account differences such as age or location, the district uses "typical" property values to appraise all the properties in each class.

The appraisal district may use three common methods to value property: the market, income and cost approaches.

The market approach is most often used and simply asks, "What are properties similar to this property selling for?" The value of your home is an estimate of the price your home would sell for on Jan. 1. The appraisal district compares your home to similar homes that have sold recently and determines your home's value.

Other methods are used to appraise types of properties that don't often sell, such as utility companies and oil leases. The income approach asks, "What would an investor pay in anticipation of future income from the property?" The cost approach asks, "How much would it cost to replace the property with one of equal utility?"



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