

GUADALUPE APPRAISAL DISTRICT



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For release on:
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Press Release:

Section 23.01 of the Texas Tax Code requires property to be "...appraised at its market value as of January 1" for ad valorem tax purposes. With this provision, the Guadalupe Appraisal District (G.A.D.) will mail the 2020 Notices of Appraised Value on April 10, 2020. Approximately 67,000 notices will be mailed to owners with a duplicate mailed to an authorized agent. Additionally, the passage of Senate Bill 2 (SB2), during the 2019 Legislative Session, required notifications to be mailed to property owners accordingly per Section 25.19 (b-2) and 25.193 of the Texas Tax Code (*see e & f below*). These two new notifications generated an additional 13,205 mailings. For the 2020 year, within this main run, the G.A.D. will mail notices to property owners who meet the following criteria:

- a. Property owners who submitted a rendition prior to March 20th; or
- b. Properties annexed for 2020; or
- c. Properties with a valuation increase from 2019 of \$1,000 or greater; or
- d. Properties with waterfront along Lake Dunlap, Lake McQueeney, Lake Placid, Lake Seguin, and Meadow Lake; or
- e. Properties with a qualified exemption in 2019 that has been cancelled for 2020; and
- f. Properties with a common situs and mailing address that do not currently receive a homestead exemption.

Upon receipt of a written protest, the G.A.D. will attempt to schedule an informal hearing for the property owner with an Appraiser to resolve the subject of the protest. If the property owner and the Appraiser do not resolve the protest, the property owner is entitled to a formal hearing before the Appraisal Review Board (A.R.B.). Additionally, the property owner may pursue other administrative remedies which include District Court, Arbitration or the State Office of Administrative Hearings.

The written notice of protest deadline is Friday, May 15, 2020, or 30 days after a Notice of Appraised Value is mailed, whichever is later. Under limited provisions, outlined in Section 41 of the Texas Tax Code, a late filed protest will be scheduled for a formal hearing before the Appraisal Review Board.

****COVID-19 IMPACT TO PROTEST PROCEDURES****

Be advised, due to the current health emergency, related to COVID-19, our lobbies are closed to the public. Informal hearings will not be conducted within a face-to-face setting, as years past. G.A.D. recommends property owners, eligible to do so, use the Online E-File Portal system. A total of 53,168 properties were mailed a notice for 2020 that meet the initial criteria to E-file. All other scheduled informal hearings will be conducted via telephone conference or email. Scheduling for informal hearings will begin on April 13th. Property owners not electing to use the Online E-File Portal System will be required to send in their written protest by postage, email, fax, or drop box at our main office location in Seguin; 3000 N. Austin Street. The G.A.D. Schertz substation at 1052 FM 78 Ste. #103 will be staffed to receive and process written protests through similar means outlined above.

For the January 1, 2020 appraisal date, on average, Guadalupe County continues to see general increases in the value of properties compared to the prior year.

Property owners who have not submitted Homestead Applications or Agricultural Use Applications are reminded that the filing **deadline is April 30th**. Property owners required to file a rendition for business personal property must do so by **April 15th** or request an extension.

If property owners have questions regarding their 2020 Notice of Appraised Value, we encourage them to contact our office at 830.303.3313 or email to gadprotest@guadalupead.org