

# GUADALUPE APPRAISAL DISTRICT

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Schertz Substation  
1101 Elbel Rd.  
Schertz, Texas 78154  
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For release on:  
April 9, 2018

## **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 2018 Notices of Appraised Value on April 9, 2018. Initially, 64,070 notices will be mailed to owners and agents. For the 2018 year, the G.A.D. will mail notices to property owners who have recently purchased property in Guadalupe County. In addition, notices will be mailed to owners of property with a \$1,000 or greater increase in value when compared to the prior year, owners of recently annexed parcels, and to owners of property that have filed a rendition for the current tax year.

Upon receipt of a written protest, the G.A.D. may schedule an informal hearing for the property owner with an Appraiser to meet in an effort 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 Tuesday, May 15, 2018, or 30 days after a Notice of Appraised Value is mailed, whichever is later. Under limited provisions outlined in the Texas Tax Code, late filed protest will be scheduled for a formal hearing before the Appraisal Review Board.

Scheduling for informal hearings will begin on April 11<sup>th</sup> in the Seguin office at 3000 N. Austin Street and in the Schertz substation at 1101 Elbel Rd. Informal hearings at the Schertz substation will continue through May 11, 2018 only.

For the January 1, 2018 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 should be reminded that the filing deadline is April 30<sup>th</sup>.

If property owners have questions regarding their 2018 Notice of Appraised Value, we encourage them to contact our office at 830.303.3313-Seguin or 210.945.9708-Schertz.