

GUADALUPE APPRAISAL DISTRICT



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Chief Appraiser
Jamie Osborne

Deputy Chief Appraiser
Erich Strey

For release on:
April 10, 2017

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 2017 Notices of Appraised Value on April 10, 2017. Of the 87,911 parcels in the county, initially, 64,250 notices will be mailed to owners and agents. For the 2017 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, to property owners who own property in a new taxing unit and to owners of property that have filed a rendition for the 2017 year.

Property owners that wish to protest will need to file a written protest. Upon receipt of a written protest, the G.A.D. may schedule an informal hearing for the property owner and the 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 Wednesday, May 31, 2017, or 30 days after a notice of appraised value is mailed, whichever is later. Protests filed after May 31, 2017 will be considered late, and will be scheduled for a hearing before the A.R.B. under certain provisions outlined for late protest in the Texas Tax Code.

Scheduling for informal hearings will begin on April 11th 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 5, 2017 only.

For the January 1, 2017 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 30th. Also, be advised that the deadline to submit a Business Personal Property Rendition is April 15th.

If property owners have questions regarding their 2017 Notice of Appraised Value, we encourage them to contact our office at 830.303.3313-Seguin or 210.945.9708-Schertz.