

# GUADALUPE APPRAISAL DISTRICT

## Main Office

3000 N. Austin St.  
Seguin, Texas 78155  
830.303.3313  
830.372.2874-Fax



## Schertz Substation

1052 FM 78, Suite 103  
Schertz, Texas 78154  
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For release on:  
April 13, 2022

## **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 2022 Notices of Appraised Value on April 13, 2022. Initially, 93,058 notices will be mailed to owners and agents. For the 2022 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 year.

For the second year, the G.A.D. will be mailing notices required by section 25.19(b-2) and section 25.193 of the Texas Tax Code. These two notices are not related to a residential property owner's market value, but rather a change in exemption amounts currently in-place or potentially eligible to receive. A total of 2,534 residential property owners will receive a notification for one of these two reasons.

Upon receipt of a written protest, unless a property specifically requests not to, the G.A.D. will schedule an informal hearing conference for the property owner with a staff appraiser in an effort to resolve the subject of the protest. If unable to resolve the protest informally, property owners are entitled to a formal hearing before the Appraisal Review Board (A.R.B.). Additionally administrative remedies available to property owners following their formal hearing include Arbitration, District Court, or the State Office of Administrative Hearings.

The written notice of protest deadline is Monday, May 16, 2022, 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.

Scheduled informal hearing conferences are to begin on April 18th at both office locations; Seguin office at 3000 N. Austin Street and our Schertz substation at 1052 FM 78, Suite 103.

For the January 1, 2022 appraisal date, preliminary grand totals of market value for Guadalupe County increased by 34% when compared to the prior year's certified figures. The residential sector experienced record value growth as a result of actions between buyers and sellers of residential homes throughout 2021. The average market value of a residential homestead, county-wide, climbed by \$79,651 to \$324,513.

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 2022 Notice of Appraised Value, we encourage them to contact our office at 830.303.3313. When prompted, choose option 0 to reach a staff member in Schertz or option 1 for our main office in Seguin.