

PROPERTY TAX BENEFITS AND INFORMATION
HOMESTEAD EXEMPTIONS

The Texas Legislature and many local government entities have allowed for part of the value of a homestead to be exempt from taxation. You may claim only one homestead, which must be used as your primary residence. To complete the application, you will need to bring a copy of your driver's license or state-issued personal identification certificate. The address listed on your driver's license or state-issued personal identification certificate must correspond to the address of the property for which an exemption is claimed in this application. The deadline for filing is April 30th.

DISABLED VETERAN'S EXEMPTION

A Disabled Veteran Exemption is available to disabled veterans. The amount of the exemption depends on the veteran's disability rating and ranges from \$5,000 to \$12,000. This exemption is not required to be on your residence homestead; however, it may be applied to only one property you own in the State of Texas, and you must be a Texas resident.

DISABLED VETERAN'S HOMESTEAD EXEMPTION & SURVIVING SPOUSE

The total appraised value of the residence homestead of Texas Veterans who are at a 100% disability rating and have been awarded 100% compensation or are considered unemployable by the U.S. Department of Veterans Affairs are exempt. The filing deadline is April 30th, and a copy of your current award letter will be required. The surviving spouse of a qualifying 100% or unemployable disabled veteran may also qualify. This includes homesteads donated to disabled veterans by charitable organizations at no cost to the disabled veterans. The amount of exemption is determined according to the percentage of service-connected disability. Contact our office for additional information regarding surviving spouses of First Responders Killed in the Line of Duty and Members of Armed Services Killed or Fatally Injured in the Line of Duty.

OVER-65 AND DISABLED HOMEOWNERS

The Texas Legislature allows many local government entities to grant substantial tax relief for homeowners who are over 65 or disabled. A minimum of \$10,000 value exemption is available from all school districts for the 65 or older exemption or disabled person. In addition, homeowners who are 65 or older or disabled may establish a school tax ceiling. A homeowner may receive both the 65 or older *and* a disability exemption but not from the same taxing unit. The filing deadline is April 30th.

PROPERTY TAX DEFERRAL FOR PERSONS AGE 65 OR OLDER OR DISABLED OR VETERAN HOMEOWNERS

Texans who are 65 or older or disabled, as defined by law, or who qualify for a disabled veteran exemption may postpone paying current and delinquent property taxes on their homes by signing a tax deferral affidavit. Once the affidavit is on file, taxes are deferred but not canceled as long as the owner continues to own and live in the home. Interest continues to accrue at 5 percent per year on the unpaid taxes. You may obtain a deferral affidavit at the appraisal district.

SPECIAL EXEMPTIONS

Tax relief is also available to a variety of organizations in the form of a total exemption of their real and personal property for property tax purposes. Organizations that may be entitled to an exemption include non-profit cemeteries, charitable organizations, youth, spiritual, mental, and physical development associations, religious organizations, veteran's organizations; schools and others outlined in the Texas Tax Code. There are strict guidelines for qualifying for these exemptions, and the qualifications vary according to the type of exemption you are applying for. Some exemptions require an annual application with the appraisal district, while others, once granted, need not be reapplied for unless requested by the appraisal district. The deadline for these exemptions is April 30, 2024.

AGRICULTURAL-USE SPECIAL APPRAISAL-PRODUCTIVITY VALUE

Landowners who are using their land for the production of food, fiber, or wildlife management may be entitled to receive a special appraisal on their land which is based on agricultural production. The land must have been utilized for farming or ranching for five of the last seven years and be currently devoted to agricultural use. In addition, the property will need to meet the degree of intensity standards established for Guadalupe County. If you have any questions on the application process or rollback provisions, contact the Agricultural Department at the phone number listed below. The deadline for filing is April 30, 2024. Please be advised that as part of the District Written Reappraisal Plan, our office is requesting updated Agricultural Use Applications to maintain up-to-date information on file. Also, if a reapplication is requested and not submitted timely a 10% penalty will be applied.

REPORT OF DECREASED VALUE

This application reports property owned on January 1 of the year in which the report is filed. If you believe the property's appraised value (REAL OR PERSONAL) *decreased during the preceding tax year for any reason* other than normal depreciation, you must file this completed form after January 1 and not later than April 15, 2024.

RENDITIONS

All property owners have the right to render their property to the appraisal district. A rendition is a written document stating the name and address of the owner, the legal description of the property, and, may contain an estimate of value. All business owners are required by law to submit a rendition for business personal property that is used in their business to the appraisal district. Renditions are to be submitted after January 1 and not later than April 15th. The appraisal district uses the information provided to appraise the property for taxation. If a business owner fails to file a Business Personal Property Rendition before the deadline or files an incomplete or false rendition, the business could be assessed a 10% to 50% penalty on the amount of the taxes ultimately imposed on the property. The deadline for filing is April 15, 2024.

HOMEOWNERS HAVE OPTIONS FOR PROPERTY TAXES FOR APPRECIATING HOME VALUE TAX DEFERRAL

Texas homeowners may postpone paying the currently delinquent property taxes due on the appreciating value of their homestead property by taking advantage of the "Residence Homestead Tax Deferral" and filing a tax deferral affidavit at the Guadalupe Appraisal District. If you are 65 years of age or older, disabled or a disabled veteran, and you are unable to pay your property taxes on your homestead you may be able to defer payment.

PERSONAL AND BUSINESS USE VEHICLE EXEMPTION

Individuals who use their vehicle for income-producing and personal non-income-producing activities may qualify for this exemption. This exemption allows only one vehicle per Sec. 11.254 Tx. Tax Code. This exemption does not apply to vehicles used to transport passengers for hire. An application must be submitted to the appraisal district after January 1st and no later than April 30th of the year for which you are requesting the exemption. A reapplication may be required if requested by the appraisal district or if a different vehicle is acquired.

"FREEPORT" EXEMPTIONS

All business inventories held in the State of Texas for no more than 175 days may qualify for this exemption, which is a local option exemption determined by the taxing jurisdictions. If you own a business and feel you may qualify for this exemption, contact the Business Personal Property Department at the phone number listed below.

APPRAISAL NOTICES

Normally, taxpayers receive a notice of appraised value from the appropriate local appraisal district. The city, county, school districts and other local taxing units use the appraisal district's value to set property taxes for the coming year.

PROTESTING PROPERTY APPRAISAL VALUES

Property owners who disagree with the appraisal district's appraisal of their property for local taxes or for any other action that adversely affects them may protest their property value to the Appraisal Review Board (ARB).

INFORMAL MEETINGS

Property owners can request an informal meeting with the appraisal district staff to try and resolve their disputes prior to attending ARB hearings.

TAXPAYER ASSISTANCE PAMPHLET

Taxpayer Assistance Pamphlet – This Comptroller publication explains in detail the functions of a taxpayer liaison officer, how to protest a property appraisal, what issues the county appraisal review board (ARB) can consider and what to expect during a protest hearing. The publication also discusses the option to request limited binding arbitration to compel the ARB or chief appraiser to comply with a procedural requirement and the options of taking a taxpayer's case to district court, the State Office of Administrative Hearings or regular binding arbitration if the taxpayer is dissatisfied with the outcome of the ARB hearing.

For further detail regarding any of the above information including application or form availability, please contact the Guadalupe Appraisal District, 3000 N. Austin Street, Seguin, Texas 78155, Phone 830.303.3313/Fax 830.372.2874/ or online @ www.guadalupead.org.