



How do I make sure that I am not paying too much in property taxes?

- **Make sure that you have applied for all exemptions for which you may qualify.** Exemptions lower your taxable value resulting in a lower tax bill. If you own your home and live there as of January 1, you may qualify for a Homestead Exemption. Owners who are disabled, are 65 years of age or older, or are disabled veterans, may have other exemptions available to them.
- **Be informed as to what other properties are selling for in your area.** Values are driven by the market, so the amount of money that other properties similar to yours are selling for has an effect on the value of your home. This is true whether or not you plan to sell your property.
- **If you believe that your value is incorrect, you may protest your assessment.** **The deadline to file a protest is set by law as **May 15** or 30 days after a notice is mailed – whichever is later. You may protest even though you do not receive a notice of appraised value.**

Who We Are

About Us

We appraise all taxable property and administer exemptions in Bexar County for property tax purposes.

The appraisal district does not set tax rates nor collect taxes.

Contact Us

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Important deadlines have changed:
Effective September 1, 2017, THE PROTEST DEADLINE IS NOW MAY 15. Please see our website for other important dates.



BEXAR APPRAISAL DISTRICT

411 N Frio Street
San Antonio, Texas
78207



BEXAR APPRAISAL DISTRICT

*Valuing Bexar County Since
1981*



How does the process work?

Properties are valued as of January 1 each year. The market value should be close to what the property would sell for on the open market.

The Bexar Appraisal District collects information about the physical characteristics of all taxable properties. While we try to visit as many properties as possible each year, we are frequently not able to inspect the interior of buildings. ***If your property has problems, especially if they are not evident from the outside, please let us know!***

After the property characteristics are collected, the appraisers compare initial values to actual sales prices of properties within each neighborhood. Values are adjusted to meet the level of sales prices in the local market.

Property Owners are Sent Notices of Appraised Value

Usually in mid-April, the appraisal district sends notices of appraised value to property owners if the value of their property increased from the previous year as well as several other conditions. If the value stays the same as the previous year or goes down, you may not receive a notice in the mail. You may always check the property's value on the Bexar Appraisal District website for the most current data.

*Property taxes pay for services that we all depend upon. Property taxes are a major funding source for schools, police, fire protection, parks, streets, and other services that we all enjoy on a daily basis. The appraisal district **does not** set tax rates nor does it decide how much money each taxing unit spends annually.*



If you believe that your value is incorrect, you may protest your assessment.

The deadline to file a protest is set by law as **May 15** or 30 days after a notice is mailed – whichever is later. If you protest by mail, you will be scheduled a time to meet informally with an appraiser. If you are eligible, protesting online saves time and skips the face to face informal. If you do not come to an agreement, you will be scheduled a hearing with the Appraisal Review Board who will make a decision on the case. You may appeal an ARB decision to district court or in some cases through arbitration.

Taxing Units Set Rates and Tax Offices Send Tax Bills

Taxing Units (cities, counties, school districts, etc.) set budgets to fund their operations and pay for programs and infrastructure. They set a tax rate that will fund the budget at a public meeting. Members of the public may attend this meeting and offer comment. Once rates are set, the tax office sends bills and collects taxes.