

Frequently Asked Questions

What is an exemption?

An exemption removes a part of your property value from taxation. The most common exemptions are for homeowners and for homeowners over 65 years of age.

Do I qualify for an exemption?

If you own your home and live in it on January 1st of the tax year you will qualify for a homestead exemption. If you own your home and are living in it and are over 65 years of age you qualify for both a homestead and an additional exemption for being over 65.

Are there any other exemption options available to me?

There are special exemptions for disabled homeowners and for disabled veterans and their survivors.

How do I apply for exemptions?

You may come to the Appraisal District office at 411 N. Frio and apply for an exemption by filling out an exemption application form. You may also print an exemption application form from the Bexar Appraisal District web site or call the Appraisal District at 224-2432 and ask them to mail you an exemption form. Fill out the form and return it by mail.

How is my property appraised?

Texas law requires your property to be appraised at full market value on January 1st. In other words, the appraised value of your home is an estimate of what it would sell for on January 1st. To make this estimate, the approach most used is to compare your home to those in the neighborhood that are similar and have recently sold.

How can I find out the appraised value of my home?

If the value of your property has increased by more than \$1,000 from the previous year, or if your property is new and was not appraised in the previous year, you will receive a notice of appraised value from the Appraisal District. This notice is usually sent on April 15th. If you are not sure of the appraised value of your property, a number of options are available to you. You can use our Property Search online or call the Appraisal District at (210) 224-2432 after April 15th (it helps the assisting clerk if you know your account number from the previous tax bills and notices you have received, the legal description of the property, the property address, or the name of the owner as it appeared on the deed). You may also come to the public assistance area of the Appraisal District office at 411 N. Frio for assistance.

Should I protest the appraised value of my home?

If you believe the appraised value of your property is above or below the market value on January 1st you should protest the value. If you protest, the Appraisal Review Board will hear your case and determine the taxable value of your home.

How do I protest my appraised value?

You must submit a written protest of value which identifies the property using account number, legal description, address, or location on or before the deadline of May 31st of each tax year. You can call the Appraisal District, come by the office and get a form for protest, or you may write a letter. You may also print the protest form from this web site. Remember your protest must be written, and it must be sent prior to June 1st.

If I protest, how will I be notified of my hearing?

You will be sent a Notice to Appear before the Appraisal Review Board at least 15 days prior to your hearing. The notice will also contain a date and time that you can discuss the appraised value of your home informally with an appraiser. If you and the appraiser agree on the value of your home you will not have to appear before the Appraisal Review Board. If you do not agree with the appraiser you need to attend your scheduled hearing and present your case to the Appraisal Review Board.

If I protest, how should I prepare for my hearing?

You should gather evidence which supports your view of the value of your home. This would include sales of comparable homes in your neighborhood, the purchase price of your home, photographs of your home and comparable homes, or photographs of details of your home showing conditions such as cracks, flood damage, and so forth. Your presentation should be direct, concise and honest. Stick to the facts and avoid discussing issues that do not have anything to do with the value of your property such as the tax rate and percent increase from one year to the next. The panel hearing your case will inform you of the value set on your property. You will also receive, by certified mail, a written order from the Appraisal Review Board showing the value set on your property.

How do I get more information or assistance?

You may browse the Bexar Appraisal District web site for forms, instructions and general information. You may come to the Appraisal District Office at 411 N. Frio or call us at (210) 224-2432 for additional assistance.