

BEXAR CENTRAL APPRAISAL DISTRICT



Annual Report

2025



BEXAR CENTRAL APPRAISAL DISTRICT

Executive Summary

December 2, 2025

Welcome to the 2025 Annual Report of the Bexar Central Appraisal District. This report presents key statistical data, summarizes major appraisal activities, and highlights notable accomplishments for the appraisal year. It reflects the district's continued commitment to accuracy, transparency, and equitable property assessments for the residents and taxing jurisdictions of Bexar County.

The Bexar Central Appraisal District is dedicated to promoting professionalism and ensuring public trust in the valuation profession. We are committed to providing the property owners and jurisdictions of Bexar County with an accurate and equitable certified appraisal roll while providing exceptional customer service. Our core values, Transparency, Trust, and Teamwork, guide our operations and support the integrity of our appraisal practices.

We are honored to have been recognized as a 2025 Top Workplace in San Antonio for mid-sized organizations by the San Antonio Express-News. This employee-driven award reflects the district's commitment to strong leadership, competitive compensation, comprehensive training opportunities, and an inclusive workplace culture. The 2025 designation marks our seventh consecutive year receiving this honor, underscoring the dedication of our staff and the strength of our organizational environment.

The 2025 appraisal year reflected a cooling and normalization of the real estate market across Bexar County. Overall market values were generally flat with some neighborhoods seeing slight declines while new construction remained the primary source of growth. Rising inventory and longer market exposure times signaled more deliberate market conditions, which the district incorporated into its analysis to ensure accurate and equitable valuations. Similarly, the commercial and industrial sectors experienced varied performance, resulting in localized fluctuations that required careful review to maintain equitable and uniform assessments.

Community engagement remained robust. The district received approximately 186,725 protests, including 160,119 residential, 21,855 commercial, and 4,751 business personal property cases, and mailed more than 405,000 notices of appraised value. Despite this substantial workload, the district achieved a significant milestone by certifying approximately 95 percent of the 2025 appraisal roll by July 25th, demonstrating our continued commitment to efficiency, responsiveness, and statutory compliance.

Looking ahead, we remain focused on continuous improvement, leveraging technology and professional development to ensure fair, transparent, and efficient appraisal services. We thank our staff, property owners, and partners for their ongoing trust and collaboration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rogelio Sandoval', is positioned above the printed name.

Rogelio Sandoval
Chief Appraiser



BEXAR CENTRAL APPRAISAL DISTRICT

Table of Contents

Taxing Entities We Served (91)	4
Role of the Central Appraisal District	6
General Statistical Information	7
Budget Comparison	8
County Appraisal District Comparison	9
Appraisal Activities	10
Appeals Data	11
Comptroller PTAD Studies	14
Legislative Action	15



BEXAR CENTRAL APPRAISAL DISTRICT

Taxing Entities We Served (91)

Bexar County

Bexar County Road & Flood

Cities (28)

Alamo Heights	Fair Oaks Ranch	Live Oak	Shavano Park
Balcones Heights	Grey Forest	Lytle	Somerset
Castle Hills	Helotes	Olmos Park	St Hedwig
China Grove	Hill Country Village	San Antonio	Terrel Hills
Cibolo	Hollywood Park	Sandy Oaks	Universal City
Converse	Kirby	Schertz	Von Army
Elmendorf	Leon Valley	Selma	Windcrest

Schools (17)

Alamo Heights	Floresville	Northside	Southside
Boerne	Harlandale	San Antonio	Southwest
Comal	Judson	Schertz-Cibolo- Universal	
East Central	Medina Valley	Somerset	
Edgewood	North East	South San Antonio	



BEXAR CENTRAL APPRAISAL DISTRICT

Special Districts (44)

Alamo Community College	Briggs Ranch SID	Redbird Ranch FWSD Number 2
Bexar County ED #1	Cibolo Canyons SID	Redbird Ranch FWSD Number 3
Bexar County ED #10	Clearwater Creek SID	San Antonio MUD #1
Bexar County ED #11	Crosswinds at South Lake SID	San Antonio River Authority
Bexar County ED #12	Espada SID #1	Sapphire Grove SID
Bexar County ED #2	Espino SID	Sienna Lakes SID
Bexar County ED #3	Fischer Gardens SID	Stolte Ranch SID
Bexar County ED #4	Gates SID	Stone Garden SID
Bexar County ED #5	Grace Gardens SID	Straus Medina SID
Bexar County ED #6	Landon Ridge SID	Talley Road SID
Bexar County ED #7	Lemon Creek SID	Tres Laurels SID
Bexar County ED #8	Lucero SID	University Health System
Bexar County ED #9	Medina Stonehill SID	Westpointe SID
Boerne Stage Road SID	Medina WCID #5	Westside 211 PID
Briggs Ranch II SID	Northlake SID	



BEXAR CENTRAL APPRAISAL DISTRICT

Role of the Central Appraisal District

Each Texas county is served by a local appraisal district responsible for determining the value of all taxable property within its boundaries. Local taxing units that levy property taxes, such as counties, cities, school districts, and certain special districts, participate as members of the appraisal district. A board of directors, appointed or elected by these taxing entities and county voters as provided by statute, oversees the district’s governance and operations. As a political subdivision of the State of Texas, the appraisal district must comply with all applicable laws, including the Open Meetings Act and Texas Public Information Act. Accordingly, meetings of the board of directors are open to the public, and most district records and information are accessible to the public.

The board of directors is responsible for appointing the chief appraiser, adopting the district’s budget, approving contracts, and establishing policies necessary for the efficient administration of appraisal functions. The chief appraiser serves as the district’s chief administrative officer and is authorized to hire and supervise staff in accordance with the approved budget. The chief appraiser’s primary statutory duties include discovering, listing, and appraising all taxable property within the district using generally accepted appraisal practices.

The Bexar Central Appraisal District is governed by a nine-member board of directors. Five directors are appointed by the county’s taxing units. Three directors are elected by majority vote at the general election for state and county officers. The ninth member is the Bexar County Tax Assessor-Collector, who serves as an ex officio director.

The Bexar Central Appraisal District Board of Directors
Dave Gannon – Chair
Jon Fisher – Vice Chair
Adriana Rocha Garcia – Councilwoman, District 4 – Secretary
Albert Uresti, MPA, Bexar County Tax Assessor-Collector
Dr. Ralph E. Barksdale, Reverend
Leslie Sachanowicz
Naomi Miller
Erika Hize
Robert Bruce



BEXAR CENTRAL APPRAISAL DISTRICT

General Statistical Information

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Financial Budget	\$23,674,800	\$25,901,200	\$28,175,700
Cost per Real Property Parcel	\$34.01	\$36.54	\$38.93
Bexar County Market Value	\$306,152,129,077	\$314,760,431,586	\$322,681,318,781
Number of Parcels	758,004	774,065	788,256
Residential	670,145	685,505	699,052
Commercial	42,246	42,434	42,536
Personal Property	44,777	45,164	45,330
Mineral Property	836	962	1338
Number of Personnel	186	194	200
Executive	17	12	12
Residential	62	64	63
Commercial	19	19	18
Business Personal Property	18	18	18
Customer Information & Assistance	40	41	45
Geographic Information Systems	20	20	20
Information Systems	10	12	12
Legal		8	12
Number of Exemptions			
Homestead	387,499	407,833	419,568
Over 65	151,101	156,250	161,532
Disabled Persons	8,743	8,439	7,782
Disabled Veteran Homestead	27,325	31,993	36,200
Disabled Veteran	45,211	46,709	47,853

** The appraisal roll is fluid and constantly changing. The numbers provided for Bexar County Market Value, Number of Parcels, and Number of Exemptions are as of the November certified supplement of that appraisal year.



BEXAR CENTRAL APPRAISAL DISTRICT

Budget Comparison

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Budget Review:			
Tax Unit Levy	\$23,626,800	\$25,853,200	\$28,127,700
Interest on Investments	20,000	20,000	20,000
Sale of Data	8,000	8,000	8,000
Other Income	20,000	20,000	20,000
Total Revenue	\$23,674,800	\$25,901,200	\$28,175,700
Budget Expense:			
Operating Expense	\$3,588,551	\$4,019,053	\$3,971,684
Capital Expense	157,500	164,500	191,500
Debt Service	-	-	-
Employee Expense	15,669,517	17,215,904	17,953,126
Contract Service Expense	1,536,800	1,533,300	2,698,800
Information Systems	593,000	636,510	653,435
Projects Expense	1,364,007	1,434,658	1,519,403
Other Expense	12,000	12,000	12,000
A.R.B Expense	753,425	885,275	1,175,752
Total Expenses	\$23,674,800	\$25,901,200	\$28,175,700



BEXAR CENTRAL APPRAISAL DISTRICT

County Appraisal District Comparison

The Bexar Central Appraisal District strives to operate efficiently and effectively. The district has continuously performed at the lowest cost per real parcel of the top six metropolitan districts in the State of Texas.

Districts	2025			2024			2023		
	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel	Real Parcels	Annual Budget	Cost/Real Parcel
Harris	1,581,626	111,370,551	\$70.42	1,555,085	117,413,324	\$75.50	1,530,157	99,506,291	\$65.03
Dallas	751,824	37,006,000	\$49.22	750,739	37,006,000	\$49.29	746,523	31,205,055	\$41.80
Bexar	723,787	28,175,700	\$38.93	708,829	25,901,200	\$36.54	695,633	23,714,800	\$34.09
Tarrant	714,153	33,585,297	\$47.03	706,667	29,248,906	\$41.39	696,589	28,631,389	\$41.10
Travis	442,662	32,241,352	\$72.84	477,631	29,884,516	\$62.57	470,953	25,683,866	\$54.54

** The appraisal roll is fluid and constantly changing. The data provided above was retrieved at the time the budget was created and may differ from the data available at the time this report was prepared.



BEXAR CENTRAL APPRAISAL DISTRICT

Appraisal Activities

Appraisal operations consist of three primary departments; Residential, Commercial, and Personal Property, supported by two additional units: Geographic Information Systems (GIS) and Customer Information & Assistance (CIA). The key functions carried out by each department during the appraisal year are summarized to the right.

The appraisal roll is dynamic and continuously evolving. Data related to new construction, account additions and deletions, and processed exemptions reflects the status as of the November certified supplement for the appraisal year. Sales and ownership updates span April 1st of the prior year through March 31st of the appraisal year. Building permits referenced are those issued during the previous calendar year. Customer service activity, including walk-ins and phone calls, is tracked from September 1st of the prior year through August 31st of the appraisal year.

New construction figures include only accounts with newly built residential or commercial improvements. Building permits received from municipalities cover a wide range of permit types, including mechanical permits. Miscellaneous flagged inspections may be generated for various reasons, such as property owner requests or account corrections.

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Residential			
New Home Construction	13,820	11,057	12,897
Building Permits	67,111	65,328	61,576
Misc. Flagged Inspections	4,766	3,948	3,074
Known Sales	25,781	24,438	21,153
AG Inspection Checks	884	1,126	1,429
Mobile Home Accts Created	799	924	890
Mobile Home Accts Deleted	374	589	592
Commercial			
New Construction	347	331	367
Building Permits	7,826	8,044	7,888
Misc. Flagged Inspections	7676	4,159	9,575
Known Sales	556	291	302
Personal Property			
Accts Created	5,331	4,908	6,850
Accts Deleted	4,897	4,629	6,150
Renditions Received	25,745	23,317	25,521
GIS			
Real Accts Created	20,893	16,814	14,905
Ownership Updates	98,307	83,707	88,681
CIA			
Walk-Ins	35,103	42,789	45,378
Calls Received	159,447	152,202	150,674
Exemptions Processed	26,634	27,476	28,522



BEXAR CENTRAL APPRAISAL DISTRICT

Appeals Data

Pursuant to Tax Code Section 41.41, a property owner and/or an authorized agent has the right to protest certain actions taken by the appraisal district. Administrative reviews of appraisal district values are done by the Appraisal Review Board (ARB). The ARB is an independent, impartial panel of citizens appointed by the local administrative district judge. The ARB is not controlled by the appraisal district.

The deadline for filing an appeal is midnight on May 15th or the next business day if the deadline falls on a Saturday, Sunday or legal state or national holiday. If a property was eligible for a notice of appraised value and that notice was sent after April 15th, the protest deadline is extended to 30 days after the notice date.

In accordance with Tax Code Section 41.445 (effective January 1, 2022), the appraisal district will schedule an informal conference with appraisal district staff for any property owner or agent who files a protest and requests an informal conference. The informal conference must occur prior to the ARB hearing. The ARB schedules and provides notice of all formal hearings.

If a resolution is not reached during the informal conference, the protest will proceed to a formal hearing before the ARB, during which both the taxpayer and the appraisal district present evidence for consideration. Following the ARB's determination, taxpayers may appeal the decision to district court in the county where the property is located. As alternatives to district court, taxpayers may also be eligible to appeal certain ARB orders through binding arbitration or the State Office of Administrative Hearings (SOAH).

All protest reasons can be filed electronically through the appraisal district's Online Services Portal, providing a convenient and secure submission option.

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Value Notices Sent	686,042	567,147	414,250
Personal Property	17,387	23,257	21,787
Commercial	31,030	29,624	24,203
Residential	637,625	514,266	368,260
Protests Received			
Count	199,589	185,211	187,238
Noticed Market Value	\$147,429,774,274	\$147,708,090,145	\$146,927,005,214
Online Protests			
Count	47,523	54,416	61,823
Noticed Value	\$24,946,256,044	\$26,882,970,816	\$29,212,325,524



BEXAR CENTRAL APPRAISAL DISTRICT

Appeals Data (cont.)

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Protests Received by Department			
<u>Commercial</u>			
Count	21,934	21,875	21,796
Noticed Value	\$80,582,008,198	\$84,021,604,720	\$83,469,968,613
<u>Personal Property</u>			
Count	4,265	5,001	4,794
Noticed Value	\$9,292,930,904	\$9,703,823,853	\$8,459,245,550
<u>Residential</u>			
Count	173,390	158,342	160,648
Noticed Value	\$57,554,835,172	\$53,984,833,682	\$54,997,791,051
Agent vs Owner Protests			
<u>Agent</u>			
Count	114,552	119,343	134,669
Noticed Value	\$114,297,658,790	\$120,407,195,358	\$124,494,200,566
<u>Owner</u>			
Count	85,037	65,871	52,569
Noticed Value	\$33,132,115,484	\$27,301,738,657	\$22,432,804,648
Protest Status			
<u>Informal Agreements</u>			
Count	141,818	143,260	114,183
Noticed Value	\$63,930,557,940	\$63,484,545,866	\$51,667,828,930
<u>ARB Orders</u>			
Count	27,847	25,196	51,580
Noticed Value	\$71,352,027,228	\$75,342,198,437	\$85,310,563,289
<u>Withdrawn/No Show</u>			
Count	21,765	14,976	16,246
Noticed Value	\$9,480,462,165	\$7,878,216,839	\$7,760,432,779



BEXAR CENTRAL APPRAISAL DISTRICT

Appeals Data (cont.)

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Arbitrations Filed			
Count	785	488	637
ARB Value	\$963,200,581	\$898,520,646	\$934,015,582
SOAHs Filed			
Count	21	13	6
ARB Value	\$185,535,590	\$73,645,000	\$42,865,000
Lawsuits Filed			
	(As of 11-19-2025)		
Count	1,752	1,658	1,416
ARB Value	\$38,431,420,310	\$33,990,913,188	\$27,129,368,551

**The appraisal roll is fluid and subject to ongoing changes. Appraisal data statistics reflect the November certified supplement for the applicable appraisal year. Appeals received are reported as of November 30 of that year. Lawsuit data for each appraisal year is current as of the date specified in this report.



BEXAR CENTRAL APPRAISAL DISTRICT

Comptroller PTAD Studies

According to Section 5.10 and 5.102 of the Texas Property Tax Code, the State Comptroller’s Property Tax Assistance Division (PTAD) shall conduct two studies of the appraisal district. These PTAD studies have an alternating cycle in which one year the PTAD conducts a Property Value Study (PVS) and the following year a Methods & Assistance Program (MAP) Review.

The PVS determines the degree of uniformity and the median level of appraisals for each appraisal district. It also determines the taxable value of property for each school district for school funding purposes. In conducting the study, the comptroller applies appropriate standard statistical analysis techniques to data collected as required by Section 403.302, Government Code. A PVS was conducted for the 2024 appraisal year.

The MAP reviews the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology used by each appraisal district, to determine compliance with generally accepted standards, procedures, and methodology. The areas of study do not change from year to year, but the specific questions, number of questions, documentation required to satisfy the questions, and scoring system do. A ‘MEETS ALL’ determination is for a total point score of 100. A MAP Review was conducted for the 2025 appraisal year. The finalized results will not be released until January 2026.

Property Value Study (PVS) Results

	<u>2020</u>	<u>2022</u>	<u>2024</u>
Median Level of Appraisal	0.99	0.99	1.00
Coefficient of Dispersion	9.67	9.35	8.91

Methods & Assistance Program (MAP) Results

	<u>2021</u>	<u>2023</u>	<u>2025</u>
Governance	MEETS ALL	MEETS ALL	NOT AVAILABLE
Taxpayer Assistance	MEETS ALL	MEETS ALL	NOT AVAILABLE
Operating Procedures	MEETS ALL	MEETS ALL	NOT AVAILABLE
Appraisal Standards, Procedures, and Methodology	MEETS ALL	MEETS ALL	NOT AVAILABLE



BEXAR CENTRAL APPRAISAL DISTRICT

Legislative Action

During its 2025 session, the 89th Texas Legislature enacted several bills that had a significant impact on the operations of the Bexar Central Appraisal District.

Bill	No.	Caption
HB	21	Relating to housing finance corporations; authorizing a fee.
HB	1244	Relating to the eligibility of land to continue to be appraised for ad valorem tax purposes as qualified open-space land following a transfer to a person who uses the land in materially the same way as the former owner and to late applications for such appraisal filed by the new owner of the land.
HB	3370	Relating to late applications for the appraisal of land for ad valorem tax purposes as qualified timber land following the death of the owner of the land.
HJR	2	Proposing a constitutional amendment prohibiting the legislature from imposing death taxes applicable to a decedent's property or the transfer of an estate, inheritance, legacy, succession, or gift.
SB	467	Relating to a temporary exemption from ad valorem taxation of the appraised value of an improvement to a residence homestead that is completely destroyed by a fire.
SB	1267	Relating to certificates of number and certificates of title issued by and records kept by the Parks and Wildlife Department; creating a criminal offense.
SB	1341	Relating to the regulation of manufactured homes.
SB	1951	Relating to the imposition of a penalty for failure to timely file a rendition statement or property report with the chief appraiser of an appraisal district.
SB	974	Relating to the eligibility of a person employed by a school district as a teacher to serve on the appraisal review board of an appraisal district; creating a criminal offense.
SB	370	Relating to the availability of certain personal information of a child, spouse, or surviving spouse of a current or former employee of the office of the attorney general or of a public defender's office.
SB	1569	Relating to the availability of certain personal information of a member of the governing board of an institution of higher education, the chief executive officer of the institution, or the chief executive officer of a university system.
SB	2068	Relating to the duty of an appraisal district to keep confidential certain identifying information provided by a property owner.



BEXAR CENTRAL APPRAISAL DISTRICT

Legislative Action (cont.)

Bill	No.	Caption
SB	2111	Relating to legal representation of indigent persons in this state and to proceedings before a magistrate including the appointment of counsel for an indigent defendant.
SB	2878	Relating to the operation and administration of and practices and procedures related to proceedings in the judicial branch of state government, including court security, court documents and arrest warrants, document delivery, juvenile boards, constitutional amendment election challenges, mandatory expunction for certain persons, record retention, and youth diversion; increasing a criminal penalty; authorizing fees.
HB	9	Relating to an exemption from ad valorem taxation of a portion of the appraised value of tangible personal property that is held or used for the production of income.
HB	22	Relating to the exemption from ad valorem taxation of intangible personal property.
HB	247	Relating to an exemption from ad valorem taxation of the amount of the appraised value of real property located in certain counties that arises from the installation or construction on the property of border security infrastructure and related improvements and to the consideration of the price paid by certain governmental entities for a parcel of or easement in real property purchased for the purpose of installing or constructing such infrastructure when appraising other real property.
HB	1306	Relating to certain claims for benefits or compensation by a death investigation professional.
HB	1399	Relating to an exemption from ad valorem taxation of tangible personal property consisting of animal feed held by the owner of the property for sale at retail.
HB	2508	Relating to an exemption from ad valorem taxation of the residence homestead of the surviving spouse of a veteran who died as a result of a qualifying condition or disease.
HB	2525	Relating to the exemption from ad valorem taxation of certain property owned by a charitable organization that is engaged in providing housing and related facilities and services to persons who are at least 62 years of age.
HB	2723	Relating to the requirement that a person submit an application for an exemption from ad valorem taxation for certain property used for human burial.
HB	2730	Relating to the authority of the chief appraiser of an appraisal district to require a person allowed an exemption from ad valorem taxation of a residence homestead to file a new application or confirm the person's current qualification for the exemption.



BEXAR CENTRAL APPRAISAL DISTRICT

Legislative Action (cont.)

Bill	No.	Caption
HB	4809	Relating to the authority of an owner of property that qualifies for an exemption as a historic or archeological site to protest the allocation of the appraised value of the property between the land and the improvements to the land.
HJR	1	Proposing a constitutional amendment to authorize the legislature to exempt from ad valorem taxation a portion of the market value of tangible personal property a person owns that is held or used for the production of income.
HJR	34	Proposing a constitutional amendment to authorize the legislature to provide for an exemption from ad valorem taxation of the amount of the market value of real property located in a county that borders the United Mexican States that arises from the installation or construction on the property of border security infrastructure and related improvements.
HJR	99	Proposing a constitutional amendment authorizing the legislature to exempt from ad valorem taxation tangible personal property consisting of animal feed held by the owner of the property for sale at retail.
HJR	133	Proposing a constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse of a veteran who died as a result of a condition or disease that is presumed under federal law to have been service-connected.
SB	4	Relating to an increase in the amount of the exemption of residence homesteads from ad valorem taxation by a school district and the protection of school districts against certain losses in local revenue.
SB	23	Relating to an increase in the amount of the exemption from ad valorem taxation by a school district of the appraised value of the residence homestead of a person who is elderly or disabled and the protection of school districts against certain losses in local revenue.
SB	1352	Relating to the deadline for filing an application for certain ad valorem tax exemptions or allocations and the calculation of the penalty for filing a late application for such an exemption or allocation.
SJR	2	Proposing a constitutional amendment to increase the amount of the exemption of residence homesteads from ad valorem taxation by a school district.



BEXAR CENTRAL APPRAISAL DISTRICT

Legislative Action (cont.)

Bill	No.	Caption
SJR	84	Proposing a constitutional amendment to authorize the legislature to provide for a temporary exemption from ad valorem taxation of the appraised value of an improvement to a residence homestead that is completely destroyed by a fire.
SJR	85	Proposing a constitutional amendment authorizing the legislature to increase the amount of the exemption from ad valorem taxation by a school district of the market value of the residence homestead of a person who is elderly or disabled.
HB	103	Relating to the creation and maintenance of a database of taxing unit bond, tax, and bond-related project information; providing a civil penalty.
HB	148	Relating to the qualification of candidates for, and the training and education of members of, the board of directors of an appraisal district.
HB	851	Relating to the determination and reporting of the number of residence homesteads of certain property owners for which the owner is receiving certain ad valorem tax benefits.
HB	1533	Relating to the system for appraising property for ad valorem tax purposes.
HB	3575	Relating to the filing of a campaign treasurer appointment and an application for a place on the ballot by a candidate for the board of directors of an appraisal district.
SB	973	Relating to the periodic reappraisal of property by, and the prohibition on posting on the Internet certain information held by, an appraisal district.
SB	2073	Relating to the authority of an appraisal district to purchase, finance the purchase of, or lease real property or construct or finance the construction of improvements to real property.
SB	2075	Relating to the establishment, powers and duties, terms, and governance of certain advisory bodies for programs administered by the Texas Department of Licensing and Regulation.
SB	523	Relating to the issuance of a driver's license to certain persons that includes an alternative to the license holder's residence address.
SB	1062	Relating to the type of newspaper required for publication of public notices.



BEXAR CENTRAL APPRAISAL DISTRICT

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