



Protest Process

Uvalde County property owners whose market value has increased by at least +/- \$1.00 over the last year will receive a Notice of Appraised Value. This notice contains three important values:

1. **Market value:** This is the value based on what your property would sell for as of January 1st
2. **Assessed value:** This is the reduced value of your property based on limitations provided by having a homestead exemption, special appraisal such as agricultural use, or wildlife management, etc.
3. **Taxable value:** This is the assessed value minus any exemption amounts. It is the value used to calculate your property taxes for each taxing unit.

If you do not receive a Notice of Appraised Value, you can view your property's values using the <https://propaccess.trueautomation.com/clientdb/?cid=26> our website.

If you believe the market value of your property is incorrect, you have the right to protest that value.

The deadline to file your protest is **June 1st or 30 days after the date on your appraisal notice.** *If June 1st falls on a weekend, the protest deadline is the next business day.*

If you choose to protest the value of your property, you can initiate the protest in one of several ways:

Online

This is the easiest and fastest way to submit and manage your protest. By **filing online** at, <https://portal.trueautomation.com/23>, you will receive confirmation that your protest has been filed. Additionally, you will be able to upload evidence related to your protest, review evidence from the appraisal district, and accept/decline any settlement offer through your online account.

If you do not have an account, you can set one up by using the property owner ID and pin number on your Notice of Appraised Value. If you do not have a property owner ID or pin number, you may request this information by emailing appeals@uvaldecad.org or calling 830-278-1106 for assistance.

By Mail:

Uvalde County Appraisal District
209 N High St
Uvalde, TX 78801

Dropbox

You may stop by our office and drop your protest in our drop box, located in the front of the building.

The Informal Process

During the informal process, property owners who have protested their market value have the opportunity to receive a settlement offer from the appraisal district. When a property owner files their protest, they can submit evidence to the appraisal district that shows why they believe their market value should be lowered. Property owners who choose to file and continue the protest process online can upload their evidence, review the appraisal district's evidence, and review a settlement offer through their online accounts.

Property owners who choose to file online only and continue the protest process by coordinating directly with the office, either by phone or virtual hearing, will receive a notification by mail and/or email on how to schedule an informal meeting.

If a property owner does not accept a settlement offer from the appraisal district during the informal process, they will be given the opportunity to be heard by the Uvalde Appraisal Review Board (ARB).

The Appraisal Review Board (ARB) Process

The Uvalde Appraisal Review Board (ARB) is an independent group of citizens authorized to resolve disputes between taxpayers and the appraisal district.

During an ARB hearing, both a property owner and a representative from the appraisal district will present their evidence and take questions from a panel of ARB members. Following this presentation, the panel will make a decision regarding the protest. Hearings typically last 15 to 20 minutes. After the hearing, the property owner will receive a Notice of Final Order via certified mail.

The ARB hearing process will usually begin in June. Property owners will be allowed to participate in their hearings by any of the following ways:

1. **By phone:** Property owners will be allowed to present their case via a telephone hearing.
2. **By affidavit:** Property owners will be allowed to submit their evidence by written affidavit.
3. **In Person:** An in-person hearing may be requested by the owner. All in-person meetings will be scheduled at a later date.

Need Help? Contact us at appeals@uvaldecad.org by phone at 830-278-1106