

**News Release for immediate publication:**

## *Uvalde County Property Owners should soon start receiving Appraisal Notices for the 2023 Tax Year*

The Uvalde County Appraisal District (UCAD) will mail out **Appraisal Notices** on April 25<sup>th</sup>, 2023. Pursuant to Texas Property Tax Code (TPTC) requirements, UCAD finalized the 2023 Appraisal Program by **reappraising properties at real estate market conditions, as of January 1<sup>st</sup>, 2023**. The Chief Appraiser stated that Appraisal Notices will be mailed to property owners having an appraised, market, or agricultural value change, exemption status change, and/or an ownership change, **approximately 21,500 notices were mailed**. If you did not receive an Appraisal Notice on your account, you may use UCAD's website, [www.uvaldecad.org](http://www.uvaldecad.org) to review your current's year property record.

UCAD's county-wide Market Value Total is an estimated 6.3 billion dollars up 19 % from last year and the Taxable Value Total is estimated at 2.8 billion dollars up 14% over last year. Overall properties increased an average of 22% for 2023 appraisals. "The real estate market continues to see higher sales prices with a slow down on the number of transactions, higher inventories and higher interest rates" stated the Chief Appraiser.

Reviews performed by the Texas Comptroller of Public Accounts, known as the Property Value Study (PVS) for appraisal years 2020 and 2021, identified that UCAD's market values for two school districts were below the threshold allowed of being within 5% of what they identify as market value and impacted local school districts funding. The PVS for appraisal year 2022 indicated that all school district's values were at market, were within the 5% threshold. However, the real estate market continued in an upward trend. **Appraisal Districts are required by law to appraise property at 100% of market value as of Jan 1<sup>st</sup> of each year.**

The County, City, School Districts, and other local Taxing Units will use the Appraisal District's value to set your 2023 property taxes. The Appraisal Notice contains important information about the property's location, ownership, exemptions if any, and property's taxable value. Property owners who disagree with the appraised value of their property, the exemptions, or any other action by the appraisal district, have the right to protest to the Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The Notice of Appraised Value includes instructions on how and when to file a protest, a protest form, and a copy of the Comptroller's Property Taxpayer Remedies. **The deadline for filing a protest with the ARB is May 30, 2023**, or 30 days after your Notice of Appraised Value is mailed.

The Comptroller's Publication, Property Taxpayer Remedies, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. The publication also discusses the options of taking your case to District Court, the State Office of Administrative Hearings or Binding Arbitration, if you are dissatisfied with the outcome of your ARB hearing. The Comptroller's publication can be found at: <https://comptroller.texas.gov/taxes/property-tax/protests/index.php>

UCAD encourages property owners and tax agents **to use the online protest portal** found on our website [www.uvaldecad.org](http://www.uvaldecad.org). In addition to online protest, written protest may be mailed, dropped at our night deposit box, or emailed to [appeals@uvaldecad.org](mailto:appeals@uvaldecad.org).

**Please be advised that the deadline for filing a protest either on-line or written is May 30, 2023. Any appeal filed after this date is considered late and will require additional steps.**