

February 22, 2022

Message from the Chief Appraiser

The Bandera Central Appraisal District, Bandera Independent School District and Medina Independent School District recently received notice from the state comptroller that the districts were not in compliance with state standards of appraisal. Most notably, homes and land fell below the required levels of appraisal. State funding is in jeopardy if appeals of the Property Value Study are not successful. Richard Petree, Interim Chief Appraiser stated, “The demand for housing in rural areas like Bandera has escalated dramatically in the past few years. Low interest rates, the Covid pandemic, and migration to Texas from other states are all issues that have driven the prices upward. Unfortunately, we must move values again this year to try to mirror what is going on in the market. Particularly, I see a large demand for homes on small tracts or vacant land. Prices of those types of real estate have gone crazy throughout the Hill Country.”

There is some good news from the district though. The legislature authorized raising the homestead exemption from \$25,000 to \$40,000 subject to the passage of the legislation which will be on the ballot in May. Also, homesteads are capped at no more than a 10 percent increase in value and over-65 homesteads and disabled homesteads remain capped for school tax.

Taxpayers will be mailed notices of value in May and will have the opportunity to protest the value and meet with a staff member to discuss the issues. If an agreement cannot be reached, the taxpayer may take their appeal to the Appraisal Review Board, a group of local people who are not a part of the appraisal district. They listen to evidence from both sides and make a decision based on the evidence presented.

Petree said, “We will certainly listen to taxpayers and make appropriate adjustments to value based on the evidence they bring in. Recent closing statements, repair estimates of structural issues, pictures on the interior, or other evidence will be considered in making adjustments. Our goal is

to accurately appraise all property. We are not trying to raise values to raise more money, but to accurately value all parcels so that the schools of the county are fully funded, and each person pays according to what they have.”