



# VICTORIA CENTRAL APPRAISAL DISTRICT

## 2023 Appraisal Notice Information

The Victoria Central Appraisal District has mailed almost 46,000 appraisal notices for real property in Victoria County. The price of property has increased dramatically from January 2022 to January 2023 as such the appraised value of property has also increased. This is not limited to Victoria County but is occurring all over Texas.

The Texas Property Tax Code requires every Appraisal District in Texas to appraise property at 100 % of Market Value as of January 1<sup>st</sup> each year. In order to determine what is market value, the Appraisal District gathers and analyzes sales. For the year 2023 the Appraisal District has over 1300 sales of property within Victoria County, with which to help determine the market value of comparable properties. With this information, schedules were revised and sales in neighborhoods were analyzed and adjusted based on sales.

What information can the taxpayer supply to the Appraisal District to adjust the appraised value of the property?

- If the property has maintenance problems such as a leaking roof, cracked slab, wood rot, or termite damage. Give the Appraisal District date-stamped pictures of the affected area with a description of the part of the building and what the picture is showing.
- Check to see if you are getting all of the exemptions you are entitled to, such as homestead, over-65, or disabled veteran. These exemptions should be listed on the appraisal notice sent to the owner earlier this month.

The homestead exemption grants a \$ 40,000 reduction in the school value and restricts the increase of the assessed value to 10% more than last year's value. In times of large increases in market value, this may temper the increase in value. For example, if last year my homestead was valued at \$ 100,000 and it was reappraised and the market value was \$140,000. The market value would still be \$ 140,000 but the assessed value would be  $(\$ 100,000 \times 1.10) = \$ 110,000$  for 2023.

Over 65 Exemption grants an additional \$ 10,000 reduction on the School Value as well as freezing the amount of taxes paid to the City, County, County Road, School, and Junior College, to the amount of tax dollars that was paid in the year you first had the Over 65 exemption.

If you have questions concerning your appraised value, please contact the Appraisal District at 361-576-3621, by mail at 2805 N. Navarro Suite 300 Victoria Texas 77901, or at [vcadprotest@gmail.com](mailto:vcadprotest@gmail.com). All residential property may protest electronically as detailed within their appraisal notice.

Per State Law, taxpayers have until May 15 to protest their appraised value.