

Bandera County Property Owners

Notices of Appraised Values Have Been Mailed Out

The Bandera Central Appraisal District mailed out the Notices of Appraised Value. Values countywide are increasing based on a high demand of buyers wanting to purchase property in our county, and a low supply of available properties on the market. This excess demand is increasing the price at which purchasers are willing to pay. The excess demand in housing availability is affecting areas Statewide, not just in our County alone. We encourage property owners to review the 2021 proposed value of your property. If you feel that you could not sell your property for the appraised value, then contact our office for an informal appointment, where an appraiser can review and discuss your account.

By law, Appraisal Districts are required to value properties at current market value. Market Value, as defined by the Texas Property Tax Code §1.04(7), is “the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- (A) Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- (B) Both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- (C) Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.”

We are offering several ways for property owners to file their protest, submit information, or discuss their valuations:

- **Online:** Property owners can find key information and submit important documents via our website. Upload forms, documents, supporting files to our upload folder www.bancad.org/arb-evidence-upload. Make sure you include your BCAD Property ID and Owner ID for verification.
- **Online Protest:** Property owners can create an account, then file their protest, exchange information, or correspond with an appraiser. www.eprotest.bancad.org
- **Phone:** Property owners can reach our customer service department by calling us at (830) 796-3039
- **Fax:** Property owners can submit information via fax (830) 460-3672
- **Office Dropbox:** Property owners can drop off documents at the secure dropbox available outside our office (1206 Main Street, Bandera TX).

Please be sure to include the property address and/or account number in addition to your phone number and/or email address so we may contact you should additional information be needed.

To ensure your rights and assist us in tracking, we encourage you go to our online portal to file your protest. Subsequently, you may file your protest in written form by the deadline either on your notice or as required by Texas Property Tax Code¹.

Thank you for your patience and understanding during this busy time.

The appraisal district office is at: 1206 Main Street, Bandera. BCAD phone number is (830) 796-3039.
Office Hours are 8:00 AM to 5:00 PM Monday-Friday.

www.bancad.org

¹ Sec 41.44 (a) Except as provided by Subsections (b), (c), (c-1), and (c-2), to be entitled to a hearing and determination of a protest, the property owner initiating the protest must file a written notice of the protest with the appraisal review board having authority to hear the matter protested:

(1) not later than May 15 or the 30th day after the date that notice to the property owner was delivered to the property owner as provided by Section 25.19, whichever is later