

Press Release

The Presidio County Appraisal District will be mailing out the 2021 Property Value Notices this year on May 7, 2021 and property owners have 30 days from the day they are mailed to file a Protest for 2021.

Taxpayers will not receive a notice if there was no change in value or if the value decreased.

In 2020 Presidio County continued to see a rise in the sales of residential properties. Even the worldwide pandemic did not seem to have a negative effect on the market; the District has continued to see many ownership changes throughout last year and in 2021.

The increase is also due to the Presidio County Appraisal District not passing the Property Value study for 2020 in spite of the increases in values last year. The recent results of the 2020 value study showed that Marfa ISD failed the study with a ratio of 85%. When appraisal districts fail the study, it has a negative financial impact on all local schools. With the continuing increase in the market, it is necessary to increase values 20% in Residential Marfa and 30% in Commercial Marfa & Presidio.

There is some good news for persons who live in Presidio County and own their home. If a homestead is filed because this is the taxpayer's primary residence, that person is protected from an increase greater than 10%. Over 65 homesteads and disabled owner's homesteads are also "capped" for school taxes which also protects them from any increase in school tax.

As required by Senate Bill 2, the Appraisal notices will look a bit different this year. **They will no longer include the estimated taxes for the upcoming tax year 2021.** As per Tax Code 26.04 (e-2) the Chief is required to deliver a notice to each property owner in the appraisal district stating that the estimated amount of property taxes may be found in the property tax database required by Tax Code Sec. 26.17. This is a new website being created to provide more detailed and accurate information to taxpayers. These notices will be delivered by email or regular mail by Aug. 7 or as soon thereafter. The reason for this change of law is that the estimated tax was always overstated in a rising market and understated in a declining market.

If you have any questions regarding your 2021 Appraisal Notice please contact the Appraisal District at 107 E Texas St (432)729-3431/ (432)229-3963 or email info@presidiocad.org. Good evidence of value to present includes a recent closing statement if you have recently purchased your property, estimates or needed repairs and current pictures of interior issues in your property, and any other evidence that would have a detrimental impact on the selling price of your property if you offered it for sale.

Social distancing rules will still apply in the District office and only 2 individuals are allowed at one time in the office. We will continue with remote hearings this year. If you wish to have an in-person hearing, those will be scheduled accordingly.