

San Augustine County Appraisal Notices Mailed

Notices of Appraised Value were mailed on May 14, 2025. The Appraisal District would like to reach out and inform the public of our activities. In late January, the Property Value Study from the Property Tax Division of the State Comptroller's Office, was received and once again it showed that the Appraisal District failed. Due to this, property values must be raised in order to comply with state laws. An analysis of each school district and each type of property was done to determine where state requirements were not met. For this reason, some types of homes will show a substantial increase in value. This does not mean that any single home has increased in value that much in one year, simply put, it means that homes have been unvalued in previous years. It also does not mean that any improvements have been made just that your house could sell for more dollars. Improvements, as listed on the appraisal notice means, "a building, structure or fixture erected on or affixed to land."

State law requires appraisal districts to value property at market value (Texas Property Tax Code Sec. 23.01(a)). "Market Value" according to Texas Property Tax Code Sec 1.04(7) means "the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- Exposed for sale in the open market with reasonable time for the seller to find a purchaser;
- 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
- 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."

The State Legislature of Texas requires appraisal districts to value property at the price it would sell for, regardless of any intent to sell. The housing market continues to increase in value.

The Appraisal District uses mass appraisal to value the properties in the county. For this reason, some properties will be valued too high and some properties will be valued too low. The Appraisal District uses all available sales, Marshall and Swift Valuation Services and State PVS data in order to set values. If there is specific data about your property that you believe the appraisal district don't know about, we will be more than happy to evaluate the data in our valuing of your specific property.

In conclusion, the Appraisal District is tasked to appraisal all properties in the county at 100% of market value. The Appraisal District does not set tax rates or collect taxes. The State Legislature created appraisal districts as a separate political entity, apart from taxing authorities, to provide transparent appraisal of property. The Appraisal District does not increase property values on a whim, values are arrived using all available data and through statistical analysis. Please contact the Appraisal District at 936-275-3496 if you have questions about your appraisal notice.