

Erath County Market Still Going Strong

Property Values to Increase Across Erath County.

Erath County Appraisal District is on schedule to mail out just over 20,000 appraisal notices on April 1, 2023 according to Jonathan Pringle, Chief Appraiser.

Erath County will recognize an approximate 20% increase in Market Values above the 2022 Appraised Values, as the Erath County real estate market continues substantial growth. The increase may vary across the county, depending on market areas.

Property owners should, first and foremost, make sure that any and all eligible exemptions have been applied for. Those exemptions include Homestead, Homestead-Over 65, Agriculture 1-d-1 Appraisals. Applying for a homestead exemption, for example, or if one is over 65, there is an additional exemption to apply for – the senior exemption which is impacted by a cap on the school tax. There is no cost to file for these exemptions. All homestead exemptions should be accompanied by a copy of the applicant's driver's license or other information as required by the Texas Property Tax Code.

Jonathan Pringle states "Our office has worked extremely hard sending letters to eligible property owners regarding these exemptions".

Please remember, the Erath County Appraisal District is required to set the property values for each property at 100% of the Market Value as defined by Sec. 23.01 of the Texas Property Tax Code. Each taxing jurisdiction has a part in determining the tax rate, and how it is applied to the value of the property.

If you are in disagreement of your property value, a taxpayer has the right to file a protest. **The deadline to file a protest appeal on your property value is May 18, 2023.** Appeal forms will be included with the mailed notice, however, may also be found on the Erath County Appraisal District's website at www.erath-cad.com

As always, please feel free to contact our office with questions or concerns by phone at 254-965-5434, in person, at 1195 W South Loop, Stephenville, TX 76401.