

IMPORTANT INFORMATION

Deadline to File a Protest: May 15, 2024

CONTACT US

1611 Railroad St.
Floresville, TX 78114
830-393-3065

Informals Hours:

9 am to 3 pm **

Office Hours:

8 am to 5 pm

WAYS TO FILE A PROTEST:

In Person, Mail, Drop box: located next to the front door

Email: arb@wilson-cad.org

Online: Online Protest at wilson-cad.org

A protest must at least identify the protesting property owner or agent, the property being protested and the reason for protest.

**Checking in for an informal may end prior to 3pm due to the number of people waiting to speak with an appraiser.

Each protest submitted will be scheduled for an ARB Hearing. You may discuss your protest informally with an appraiser any time before your hearing. A notice of hearing will be sent 15 days prior to your scheduled hearing. If you file a protest on-line, your hearing date & time also displays in the Online Protest Portal. You may contact us at any time to confirm receipt of your protest and to inquire as to the date & time scheduled for the hearing. Communicating with an appraiser prior to the date of your hearing does not postpone your hearing date & time.

Due to new laws, appraisal districts are required to perform homestead exemption validations. If your appraisal notice does not reflect your exemption, you may have been asked to re-apply and have not yet submitted an exemption application and supporting documentation. You may re-apply using Online Forms on our website, wilson-cad.org or download the General Residence Homestead Form and e-mail it to wilsoncad@wilson-cad.org. Please be sure to attach a copy of your driver's license. You may also visit us in person or contact our office if you would like another application mailed to you.

Other Information

- The 10% homestead cap applies to the taxable value. The exemption must have been your homestead in the previous year for the cap to apply. The cap does not apply to new value.
- Cap Loss is the amount of value that is exempt from taxation due to the 10% limitation.
- The 20% non homestead cap applies to the taxable value of non homestead & non agriculture properties valued under \$5,000,000.
- The 20% cap is only for three years, unless lawmakers and voters choose to keep it going.
- The appraisal district determines market value from the sales data received.
- Texas is a non-disclosure state. WCAD is not provided every sale and is not granted MLS access.
- Market value is defined by the tax code as the price at which your property would sell for in the open market.
- If a list price is reduced, the sale price may still be higher than the CAD value and cause the market value to increase.
- Not all areas of the county have the same market. An area or subdivision may see a decrease while another area has increased in value. These calculations are based on the confirmed sales data the cad receives.
- The CAD is not a taxing unit, is not part of a taxing unit and does not collect a property tax.
- The function of the CAD is to provide the market value of property within each taxing unit's jurisdiction and administer exemptions/special valuations.
- A taxing unit would be the county, cities, school districts and special districts.
- Texas lawmakers set the statutory requirements of a CAD.