



Burleson County Appraisal District

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The Burleson County Appraisal District announced that taxable values for Burleson County increased. The notices to individual taxpayers were mailed on April 28, 2017. Notices will be sent to business owners on approximately May 19, 2017.

The appraisal district is diligently working to set values. Somerville ISD failed the property value study in 2016 and are facing the possibility of losing state funding if the appeal that is under way is unsuccessful. Although Caldwell ISD and Snook ISD passed the 2016 property value study, the study reflected that additional increases are necessary. The property value study performed by the Property Tax Assistance Division of the State Comptroller's office compares sales prices with the appraised values set by the appraisal district. The totals must be at least 95% of sales prices or the appraisal district fails the study.

When a taxpayer receives their notice of appraised value, the first question they should ask themselves is, "Could I sell my property for this amount?" If the answer is yes, then the appraisal district has done their job. If the answer is no, then the taxpayer should file a protest with the appraisal district. A protest form was included in the envelope with their notice of appraised value or a protest form can be located on our website located at www.burlesonappraisal.com.

The taxpayer will be offered an opportunity to discuss the value of their property with an appraiser. Since the basis of the appraisal is an outside view of the property and comparable sales in the school district, there are sometimes things that are impacting the property that the appraisal district is unaware of. Through a discussion and sharing of information, including information which may affect an offer made by the appraiser, the property owner may accept the values offered by the appraiser or they may appeal to the appraisal review board, a group of citizens who hear the appeals of property owners. Good types of evidence that the taxpayer can present include a fee appraisal, a closing statement, pictures of existing damage to the property, cost estimates to fix problems, or cost of construction.

The appraisal district expects a large number of protests this year due to the large value increases, but will work with all taxpayers to ensure that they get the information they need and a hearing if they wish to have one.