

# **Loving County Appraisal District (LCAD)**

## **Frequently Asked Questions**

### **Property Values**

#### **How do I find out the value of my property?**

The chief appraiser sends a detailed notice of appraised value to the property owner every year. The notice of appraised value contains a description of your property, its value, the exemptions, and protest information. Property value information is also available at the district office or on the LCAD website under the Property Search and/or Open Records Downloads.

#### **When are Notices of Appraised Value mailed?**

The current year notices are typically mailed in May of each year. Values on the website are updated after notices are mailed.

#### **Why are you inspecting my property?**

In order to make accurate appraisals on every property we have to visit them to ensure that the data used in making the appraisal is still correct. For instance, since we last visited your home the condition of the structure could have changed, the house could have been remodeled, a room could have been added, or an improvement could have been removed.

By state law the appraisal district must reappraise property in the county at least once every three years. LCAD reappraises all property in the county every year.

#### **Why did my value change?**

Value changes may occur for several reasons. Correction of the database, such as change in square footage, an amenity or structure not previously accounted for, or a correction of property characteristics may affect value. Sales information may indicate the current appraised value is lower/higher than fair market value.

#### **What is an improvement?**

An improvement is building, structure, fixture, or fence erected on or affixed to land; or a transportable structure that is designed to be occupied for residential or business purposes, whether or not it is affixed to the land.

#### **How does the appraisal district determine the value of my home?**

Your home is measured, classified, and depreciated for condition and age. Mass appraisal procedures are then used to compare your home to similar homes that have recently sold in the market area to determine your value.

#### **What is fair market value?**

Fair market value 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 a 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;
- Both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

#### **What is a homestead cap value?**

Section 23.23 of the Texas Property Tax Code states that a residential homestead is limited to a 10 percent increase.

- Limitations take affect one year after you receive your homestead exemption.
- Limitations do not apply to new improvements added in appraisal year (additions, pools, garages).
- Limitations are removed when a property sells.
- Limitations will be shown on the Notice as "Capped Value".
- All granted exemptions are subtracted from the Capped Value instead of the Market Value. If there is a local option percentage it is subtracted from the Market Value.
- Capped Value minus applicable exemptions equals Taxable Value.
- The Capped Value is not a lifetime limitation.