



2025 Bell CAD Information



Did you Know?



- Texas Law requires that Bell CAD appraises each property at 100% of Market Value (Texas Property Tax Code 23.01(a))



External Audits



Did you Know?



- Bell CAD appraisal values are audited at least every other year, the Property Value Study (PVS)
- This is done to help ensure equitable distribution of state funding for public education.
- If appraisal values are not at or near 100% of market value, school funding can be affected

Did you Know?

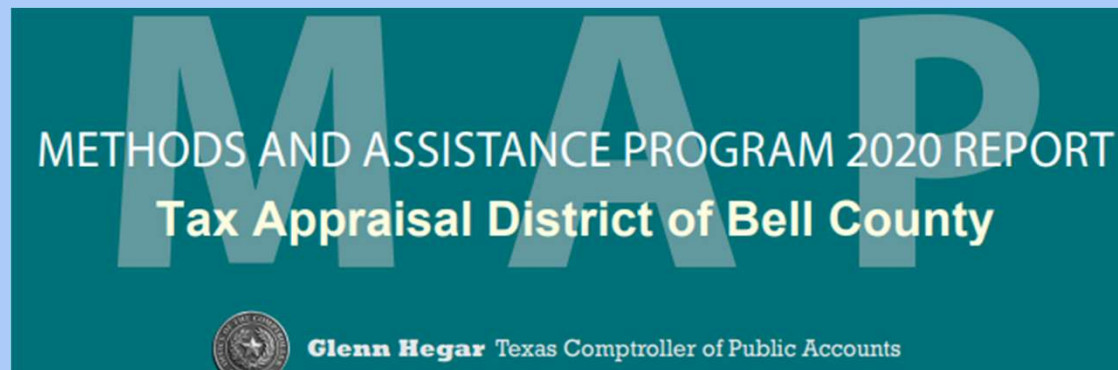


- Bell CAD is audited every other year by the Texas Comptroller, the Methods and Assistance Program (MAP) Review
- Tax Code Section 5.102 requires the Comptroller of Public Accounts to review each appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology at least once every two years.
- Any deficiencies are required to be corrected

Did you Know?



- Bell CAD most recently passed the 2022 MAP Review with 100% Score





2025 INQUIRY & PROTEST INFORMATION



Did you Know?



- All properties can file your protest online
- For most residential properties
 - *You can see comparables*
 - *Resolve your protest online*
 - *You can schedule your protest hearing online*

Did you Know?



- To have the most productive review, be prepared with pertinent information to support your opinion of value:
 - *Closing Documents (Settlement Statement)*
 - *Fee Appraisal from mortgage company*
 - *Comparative Sales from your market area (1/1/24 – 3/31/25)*
 - *Current Dated Photographs*
 - *Current Estimates*
 - *Blueprints*
 - *Operating Statements & Rent Rolls*

Did you Know?



- If not able to resolve your inquiry today, you can file your protest
- On your scheduled hearing date, you have an informal hearing with an appraiser
- If not resolved that day, you will be scheduled for a formal hearing



HOMESTEAD & CAP INFORMATION



Did you Know?



Market Value

The value the property would sell for on January 1st.

Market Value has NO limitation as to the increase per year on all properties including those with a homestead exemption.

Homestead “CAP” has no effect on market value.



Assessed Value

The value that is used to determine the amount of taxes, after all exemptions are applied.

Homesteaded properties can ONLY increase by 10% assessed value each year (plus any new improvements).

Did you Know?

How the Homestead “CAP” works:

CAP does not take effect until first full year after residing in property on January 1.

Prior Year Market Value = \$100,000

Current Year Market Value = \$130,000

10% of Prior Year Market Value = \$10,000

Current Year Assessed Value =
 $\$100,000 + \$10,000 = \$110,000$

Taxes will be determined by multiplying new tax rates times the Assessed Value



How appeals affect the taxable/assessed value

- Appeals dispute the market value NOT the taxable/assessed value
- If the appeal is successful in lowering the market value, the taxable/assessed value will NOT change unless the market value is lowered BELOW the assessed value

Did you Know?



Additional tax savings provided by the Homestead Exemption:

All ISD's (schools) - \$100,000 Exemption

Other entities provide optional exemptions.

Exemption amounts are subtracted from Assessed Value

If Assessed Value = \$110,000

Taxable Value for ISD =

$\$110,000 - \$100,000 = \$10,000$

For ISD, the taxes will be determined by multiplying the new tax rate times the Assessed Value minus exemptions.

Did you Know?



- On Homesteaded properties, the assessed value increases of 10% are **MANDATORY** per Texas Property Tax Code 23.23 until the assessed value is equal to the market value
- Market value on homesteaded properties will increase to market value each year regardless of the percent change
- Homesteaded properties can only increase in assessed value by 10% each year (After first full year of residing in)

Did you Know?



- Non-Homesteaded real properties under \$5 million will cap at 20% increase in assessed value
- This CAP does not include any additions, changes, or new improvements added to the property

Did you Know?



- During an inquiry and an appeal, you are disputing your market value (not the assessed(taxable)) value
- The taxable (assessed) value will ONLY be changed if you are successful in lowering the market value BELOW the assessed value