

## 2026 Blanco County Appraisal Notices are in the mail

You may soon receive an appraisal notice from the Blanco County Appraisal District. The appraisal district mailed approximately 6,000 appraisal notices on 4/15/26 and will be mailing out Business Personal Property notices by 4/24/26. If you did not receive a notice, your assessed or market value may not have increased by \$1000.00 or more. Some property owners may notice that the market value stayed the same or was reduced, yet their taxable value increased. This occurs when in the previous year the property had a 10% Homestead Cap, or a 20% Circuit Breaker Cap put in place when the value increased more than the legislated amount. Each year the property will increase in value by the previous year's capped percentage until the property reaches the current year's market value.

Taxpayers may view property values and estimated taxes at [www.blancocad.com](http://www.blancocad.com) under property search. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2026 property taxes.

Under Texas law, local appraisal districts must notify property owners about changes in their property's value. The notice contains important information about the property's location, ownership and property tax exemptions that apply to the property.

Property owners who disagree with the appraised value of their property, the exemptions or any other action by the appraisal district have the right to appeal to the Blanco County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The notice of appraised value includes instructions on how and when to file a protest, a protest form, and a statement about the availability of an informal conference prior to attending a protest hearing and a copy of the Comptroller's *Taxpayer Assistance Pamphlet*. The Comptroller's publication, *Taxpayer Assistance Pamphlet*, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. **The deadline for filing a protest with the ARB is May 15<sup>th</sup> or 30 days after your notice of appraised value was delivered to you.**

As indicated the past couple of years, the 2026 appraisal notices will not include an estimate of taxes. In order to provide greater transparency, a recent legislative mandate called for the removal of the estimate and required the development of a website to provide property owners tax rate and tax rate adoption hearing details; [blanco.countytaxrates.com](http://blanco.countytaxrates.com) is updated by the taxing units each year to provide property owners a one-stop location for all tax rate related information.

The USPS recently clarified that postmarks reflect when mail is processed at a regional facility rather than the date it is dropped off, which may result in later postmark dates than expected. As a result, taxpayers are encouraged to allow additional mailing time and to review deadlines carefully to ensure timely response.

For questions regarding deadlines or other matters affecting property tax appraisal, please contact the district at (830) 868-4013 or visit the district's website at [www.blancocad.com](http://www.blancocad.com) for more information.

*Taxpayer Assistance Pamphlet* is available from the Blanco County Appraisal District at 615 N. Nugent Ave, Johnson City, TX. The publication is also available on the Comptroller's Property Tax Assistance Division's website at [comptroller.texas.gov/taxes/property-tax/](http://comptroller.texas.gov/taxes/property-tax/).