

**What's New At the Tax Office?**

**Albert Uresti, MPA, PCC**

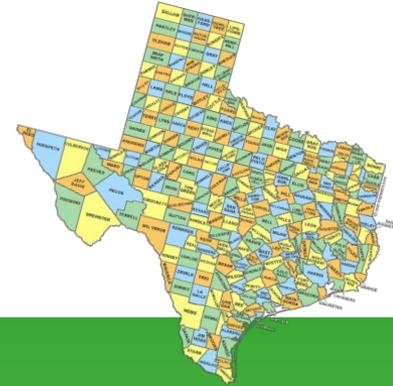
**Bexar County Tax Assessor-Collector**

# Mission Statement:

*“To Help Keep Families in Their Homes,  
with an Emphasis on Helping Our Senior  
Citizens, Our Disabled, Our Veterans,  
and ultimately Our Children!”*



***Our Goal :***



***To remain the #1 Tax Office in  
the State of Texas by providing  
our Citizens and Businesses the  
Best Customer Service possible!***

# 2017 Tax Assessor-Collector Statistics



*Albert Uresti, MPA, PCC*

## • Property Tax

- **56 Taxing Jurisdictions**
- **\$3,632,458,270 Collected in Taxes**
- **Over 98% Collection Rate**

## • Vehicle Registration & Titles

- **1.6 Million Vehicle Registrations**
- **500,000 Titles Issued**
- **66,284 Handicapped Placards**

# Accomplishments

## Improved Customer Service

- ✓ **Faster Shorter lines**
- ✓ **Friendlier and more Helpful Service**
- ✓ **Express lines during peak hours**



***\*Extended business hours on Wednesdays until 6:30 p.m. at all locations***

# Accomplishments

**No More standing in line!**

- ✓ Queuing system and seating at all offices!



# Better Access for Our Seniors and Disabled Citizens



# Bexar County Tax Assessor -Collector Opens County's FIRST drive-thru service



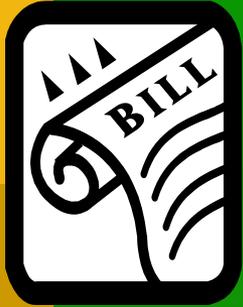
at the SOUTHSIDE TAX OFFICE!

# Community Outreach

- ✓ Tax Information Sessions to Neighborhood Groups, Senior Centers, Business Organizations



# Property Tax Information



**677,500 Statements were prepared in October 2018.**

Over 421,000 Residential, Commercial, and Business Personal Property statements were mailed out in October 2018. The remainder of accounts, approximately 256,500 are paid by a Mortgage lender or Lien holder.

Annual Payments Due

January 31<sup>st</sup>  
**without penalty or interest**

*Unless the due date is  
extended by law according to  
an authorized payment plan*

# Payment Option For All Accounts

The most popular Payment Option that extends the deadline for the current year's taxes is the Half Payment Plan.



## The Half Payment Plan:



- The 1<sup>st</sup> half of the total tax bill is due by November 30<sup>th</sup>
- The 2<sup>nd</sup> half of the tax bill is due, without penalty or interest, by June 30<sup>th</sup> of the following year.

# Quarter Payment Option

Those with a qualifying homestead and one of the following exemptions:

- 65 & Over
- Disability
- Surviving Spouse 55 and over of any of the above groups
- Veteran Disability (Surviving Spouse of any age)

Pay in 4 installments with the due dates of:

1<sup>st</sup> Quarter- January 31<sup>st</sup>

2<sup>nd</sup> Quarter-March 31<sup>st</sup>

3<sup>rd</sup> Quarter- May 31<sup>st</sup>

4<sup>th</sup> Quarter- July 31<sup>st</sup>

# *New!* 10-Month Payment Plan

The only County, out of 254 Counties in Texas,  
to offer this type of payment plan!

Those with a qualifying homestead and one of the following exemptions:

- 65 & Over (or Surviving Spouse 55 or over)
- Disability (or Surviving Spouse 55 or over)
- Veteran Disability (Surviving Spouse of any of age)

Pay in 10 installments in the following months:

1- October

6- March

2- November

7- April

3- December

8- May

4- January

9- June

5- February

10- July



**ALBERT URESTI, MPA**  
**BEXAR COUNTY TAX ASSESSOR - COLLECTOR**

**2013 REAL PROPERTY**

**10240-012-0130**

(ACCOUNT NUMBER)

08/22/2013

LEGAL DESCRIPTION:  
 NCE 10240 BLK 12 LOT 13

**Joe Garcia**

7827 DUFFIELD LN  
 HOUSTON TX 77071-2115

ACREAGE: 0000.1488

LOCATION: 350 FARGO AVE

LAND	APPRAISED VALUE	CAP VALUE	HOMESTEAD VALUE	NON-QUAL VALUE
6,670	IMPR 29,570		36,240	
	AGR. MKT VALUE	PROD VALUE		ASSESSED VALUE
				36,240

TAXING UNIT	OBS	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT	
FLOOD FUND	0	3,000 HOM	0	0	33,240 .03067900	4.24
ALAMO COMM COLLEGE	30,000	0	0	0	6,240 .14915000	6.74
HOSPITAL DISTRICT	0	0	0	0	36,240 .27623500	100.11
BEXAR COUNTY	36,240	0	0	0	0 .29618700	.00
S A RIVER AUTHORIT	5,000	5,000	0	0	26,240 .01737000	4.56
CITY / SAN ANTONIO	36,240	0	0	0	0 .56569000	.00
SAN ANTONIO ISD	10,000	15,000	0	0	11,240 1.3576000	141.22

TOTAL TAXES THIS STATEMENT

\$256.87

THIS ACCOUNT QUALIFIES FOR THE "NEW" MONTHLY PAYMENT PLAN. CALL (210)335-2251 FOR INFORMATION.  
 FOR INFORMATION ON OUR NEW PRE-PAYMENT PLAN, PLEASE CALL US OR VISIT OUR WEBSITE.  
 DELINQUENT TAXES OF \$2,126.67 AS OF AUG 22, 2013 ARE DUE IN ADDITION TO THE TOTAL TAX DUE BELOW  
 TAX FREEZE IS IN PLACE FOR COMMUNITY COLLEGE DISTRICT, COUNTY, SCHOOL, AND CITY IF APPLICABLE.

Para obtener informacion, por favor llame al (210) 335-2251. Please call (210) 335-2251 for information.

ASSESSMENT RATIO FOR ALL UNITS IS 100% SEE BACK OF STATEMENT AND NEWSLETTER FOR IMPORTANT TAX INFORMATION

08/22/2013

**2013 PAYMENT OPTIONS**

MC/FID	10 MONTH PAYMENT PLAN AMOUNT:	25.69
	1ST PAYMENT DUE BY OCT 31	
	SPLIT PAYMENT AMOUNT	128.44
	1ST PAYMENT DUE BY NOV 30	
	QUARTER PAYMENT	64.22
	1ST PAYMENT DUE BY JAN 31	
	TOTAL CURRENT TAX DUE	256.87

DELINQUENT AFTER:  
 JANUARY 31, 2014

AMOUNT PAID:

10240-012-0130

**Joe Garcia**

HOUSTON TX 77071-2115

MAKE CHECKS PAYABLE TO:  
**ALBERT URESTI, MPA**  
 BEXAR COUNTY TAX ASSESSOR - COLLECTOR  
 P.O. BOX 2903  
 SAN ANTONIO, TX 78299-2903  
 WWW.BEXAR.ORG/TAX (210) 335-2251

102400120130900 000025687 00000000 00000000 000002569 000012844 000006422

# • New Statement Coupon

Para obtener informacion en espanol, por favor llame al (210) 335-2251 o escriba a la direccion indicada en esta pagina.

**ASSESSMENT RATIO FOR ALL UNITS IS 100% SEE BACK OF STATEMENT AND NEWSLETTER FOR IMPORTANT TAX INFORMATION**

07/31/2013

## 2013 PAYMENT OPTIONS

MC/FID

10 MONTH PAYMENT AMOUNT:	22.29
1ST PAYMENT AMOUNT DUE BY OCT 31	
SPLIT PAYMENT AMOUNT	111.44
DUE BY NOV 30	
QUARTER PAYMENT	55.72
DUE BY JANUARY 31	
TOTAL CURRENT TAX DUE	222.87

DELINQUENT AFTER:  
JANUARY 31, 2014

AMOUNT PAID:

08789-028-0150

**Joe Garcia**

123 GRIFFIN AVE  
SAN ANTONIO TX 78211-1113

MAKE CHECKS PAYABLE TO:

**ALBERT URESTI, MPA**

BEXAR COUNTY TAX ASSESSOR - COLLECTOR  
P.O. BOX 2903  
SAN ANTONIO, TX 78299-2903

087890280150400 000022287 000000000 000000000 000002229 000011144 000005572

# • Mailed Coupon

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO: ALBERT URESTI, MPA**

ALBERT URESTI, MPA  
BEXAR COUNTY  
TAX ASSESSOR-COLLECTOR  
P O Box 2903  
SAN ANTONIO TX 78299-2903

PAYMENT AMOUNT **\$22.29**  
Due By December 31, 2013

**Acct#: 17885-007-0210**



**Joe Garcia**

8130 NEW DAWN  
SAN ANTONIO, TX 78250-2656

AMOUNT PAID:

\$ \_\_\_\_\_

178850070210400 000062919 000063338 000063757 000064176 000000000 000000000



# **TAC 2016 BEST PRACTICES AWARD!**

On September 26, 2016, the Texas Association of Counties awarded Bexar County the Best Practices Award for their “10-Month Payment Plan for Senior Citizens, Disabled Citizens, and Disabled Veterans”.



**Awarded on May 4, 2018**



PRESENTS

**THE OFFICE OF ALBERT URESTI, MPA, PCC  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR**



FOR

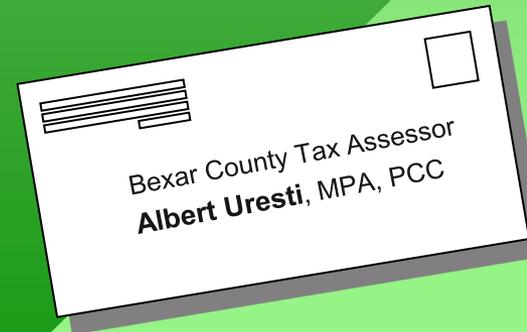
**THE "10-MONTH PAYMENT PLAN"  
FOR SENIOR CITIZENS, DISABLED CITIZENS, AND DISABLED VETERANS**

# Pre-Payment Plan

Sign-up for a Pre-payment plan for your 2018 taxes.

Business Owners and persons without an escrow account will find this Plan beneficial. Send in your pre-payments in monthly installments and get a jump on 2018 taxes.

# PAYMENT METHODS





# Reduced Fees

(3<sup>rd</sup> Party Vendor collects fees)

- Credit card 2.10% of payment (Lowest In Texas)
- Debit \$1.50
- **E-check-Free!**



# Automatic Deductions

(Visit the Downtown office to enroll)

Use a Credit Card, Savings Account, or Checking Account, and never miss a payment deadline again!





## PHASE 2

CUSTOMERS can sign up AT HOME for automatic recurring deductions for either current or delinquent tax payments in a few simple steps.



# RESIDENTIAL EXEMPTIONS ALERT!

It is critical that you check for all the exemptions you are entitled to receive. Most common exemptions include:

- **Homestead** (may be eligible for 2 prior years)
- **Age 65 and Over**
- **Disability**
- **Veteran with Disability** (may be eligible for 5 years prior)
- **Tax Freeze (If Applicable)**

Call our office at 210-335-2251

Or visit our website at [www.Bexar.org/tax](http://www.Bexar.org/tax)



# TAX FREEZE

**Tax ceiling or limit on property taxes for residential homeowners age 65 and Older or Disabled Citizens with qualifying exemptions.**

## Participating Jurisdictions

School Districts

Bexar County

City of San Antonio

Alamo Community College District



**Property taxes will not increase above the amount that was paid in the year taxpayer first qualified for the 65 and over or disability exemption, unless the Bexar Appraisal District identifies new improvements.**

# Tax Deferrals

Reduced interest to 8% per year; penalty will not accrue on future tax balances.



- 65 and Over
- Disabled



- Persons on a tax deferral may still make payments
- If the property ownership changes, the owner must pay taxes within 180 days to repay at the reduced rate
- Heirs must pay taxes within 180 days or the deferred taxes, penalty, and interest are reinstated at full rates

# Delinquent Collection Example

<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>
Tax	Tax Penalty Interest	Tax Penalty Interest	Tax Penalty Interest	Tax Penalty Interest	Tax Penalty Interest	Tax Penalty Interest Attorney Fees
	7%	9%	11%	13%	15%	18% plus 15-20%
<b>\$1,000</b>	<b>\$1,070</b>	<b>\$1,090</b>	<b>\$1,110</b>	<b>\$1,130</b>	<b>\$1,150</b>	<b>\$1,416</b>
<b>\$5,000</b>	<b>\$5,350</b>	<b>\$5,450</b>	<b>\$5,550</b>	<b>\$5,650</b>	<b>\$5,750</b>	<b>\$7,080</b>

# Organizational Functions

Appraisal District	Taxing Entities	Tax Attorney	Tax Assessor
<ol style="list-style-type: none"><li>1. Sets Property Values</li><li>2. Value Protest Hearings</li><li>3. Exemptions</li></ol>	<p>(School Districts, Cities, County, etc.)</p> <ol style="list-style-type: none"><li>1. Sets Tax Rate</li></ol>	<ol style="list-style-type: none"><li>1. Collects Delinquent Taxes</li><li>2. Hired by Taxing Entities</li></ol>	<ol style="list-style-type: none"><li>1. Nice Guy</li><li>2. Collects Taxes</li><li>3. Motor Vehicle Registrations &amp; Title Transfers</li></ol>

**When *you* think you  
live here...**



**But your appraisal value notice reads like you live here....**



# Protesting your Property Value

If your proposed value increases by \$1,000 or more, the Bexar Appraisal District must mail you a proposed value increase notice.

The deadline to file a protest on your property is **May 15<sup>th</sup>** or 30 days after receiving a value notice.

# VALUE PROTEST BASICS

- Deadline – May 15<sup>th</sup>
- Mail in your Property Appraisal – Notice of Protest
- In order to be eligible for E-file protests, your account must be:
  - A real property, single family residential account,
  - with a residence homestead (HS) exemption,
  - and in a neighborhood which the appraisal district has determined to be eligible for E-File.
  - (Accounts represented by an agent are not eligible to E-File a protest).

# *Types of Hearings*

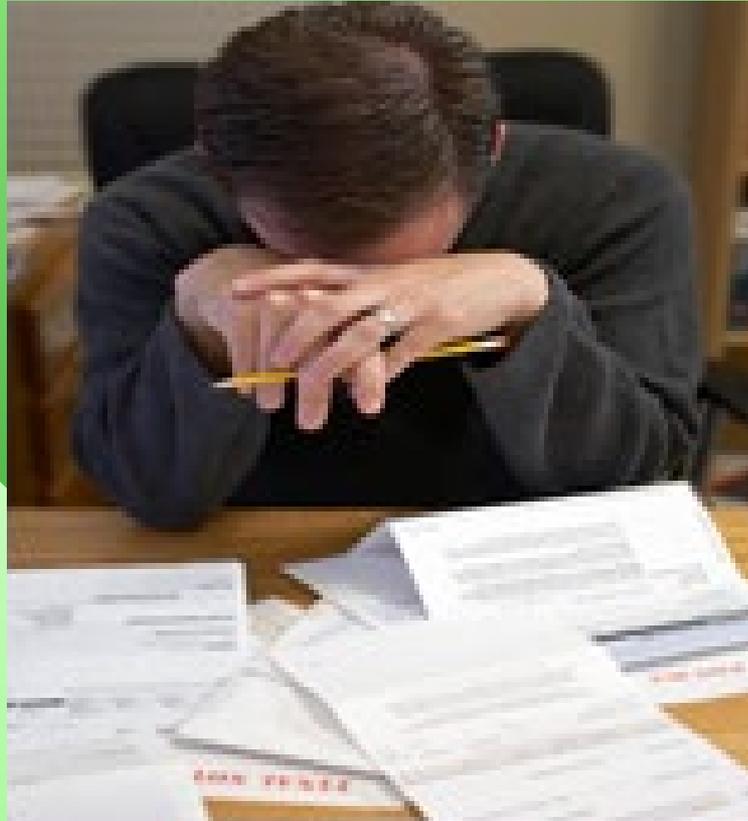
- Informal Hearing
- Formal Hearing

# Business Personal Property RENDITION FORM

<b>Bexar Appraisal District</b>		RETURN COMPLETED DATE: <b>15 APRIL 2016</b>	IF OWNER CHANGED, GIVE DATE (OPTIONAL)	<b>CONFIDENTIAL</b> BUSINESS PERSONAL PROPERTY RENDITION OF TAXABLE PROPERTY																																							
COMMON ACCT. #	AUDIT FID																																										
NAME OF BUSINESS (SUA) AND LOCATION OF PROPERTY:			IF OUT OF BUSINESS, GIVE DATE (OPTIONAL)	TEXAS PROPERTY TAX LAWS REQUIRE YOU TO RENDRE ALL TANGIBLE PROPERTY USED OR HELD FOR THE PRODUCTION OF INCOME AS OF JANUARY 1, 2016. TO RENDRE MEANS TO LIST ALL PROPERTY USED OR HELD FOR THE PRODUCTION OF INCOME. PROPERTY OWNERS MAY PROBABLY APPRAISED VALUES BEFORE THE APPRAISAL REVIEW BOARD.																																							
<h2>APRIL 1<sup>st</sup></h2>				Call (210) 242-2432 for questions. Lieme (210) 242-2432 DEER ASSISTANCE. Fax (210) 242-2432. Complete, sign, and return this form to the Personal Property Division, Bexar Appraisal District, P.O. Box 89846, San Antonio, TX 78203-2946. Please use the pre-addressed envelope enclosed. The location of the Bexar Appraisal District is 411 N. Frio St., San Antonio, TX 78207-3000.																																							
<p><b>IMPORTANT:</b> This rendition covers property you owned on January 1 of this year. You must file this rendition with the Bexar Appraisal District after January 1 and no later than April 15 of this year. If you fail to timely file a rendition, you will be liable for a penalty equal to 10 percent of the total amount of taxes imposed on the property by taxing units when the appraisal contact is made. If a notice arrives that you have a tax extension or report with the intent to correct, that is to make the tax to you after, identity, or correct any record, document, or thing is present to the chief appraiser any altered or fraudulent record, document, or thing, or otherwise engage in fraudulent conduct for the purpose of affecting the outcome of an inspection, investigation, determination or other proceeding before the appraisal district, the chief appraiser must impose a penalty equal to 50 percent of the tax less due on the property for the current year. Upon written request, the chief appraiser must extend the deadline to May 15. You may receive an additional 15-day extension if you request it in writing and show good cause for the extension.</p> <p>In completing your rendition, state law provides you may either provide a good faith estimate of the market value of the property rendered or the historical cost of the property when new and the year of acquisition. It is at your discretion to provide either one or both types of information. If your good faith estimate of the total value of your property is less than \$20,000 you only need to make a general description of the property and its physical location or taxable value. If nothing has changed from your 2015 rendition, you may indicate that fact and on this form provide additional information in this rendition. State law also provides that the chief appraiser may require a statement substantiating the information provided on this form for property values over \$20,000. If the chief appraiser notifies you in writing that you must do so, you must file the statement as directed by the chief appraiser.</p> <p>Check the total market value of your property. <input type="checkbox"/> Under \$20,000 <input type="checkbox"/> Over \$20,000 <input type="checkbox"/> Same as 2015 If you checked "Under \$20,000," please complete sections 1 A &amp; B. If you checked "Over \$20,000," please complete all sections except Section 1 A. If you checked "Same as 2015," please complete Section B.</p>																																											
<b>SECTION 1</b>																																											
1. NAME OF BUSINESS		TYPE OF OWNERSHIP (OPTIONAL)		<b>VERY IMPORTANT - PLEASE READ</b> PLEASE LIST THE PROPERTY LOCATION ON AN ATTACHED SHEET. IF DIFFERENT FROM ALREADY GIVEN, ALSO, ON AN ATTACHED SHEET, PLEASE PROVIDE THE PROPERTY OWNER'S NAME AND ADDRESS IF YOU MANAGE OR CONTROL PROPERTY AS FIDUCIARY ON JANUARY 1.																																							
2. OWNER, OFFICER, PARTNER		<input type="checkbox"/> INDIVIDUAL																																									
3. ADDRESS OR PO BOX		<input type="checkbox"/> PARTNERSHIP																																									
4. CITY, STATE, ZIP		<input type="checkbox"/> CORPORATION <input type="checkbox"/> TRUST <input type="checkbox"/> OTHER																																									
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- 30 day extension may be requested
- 10% penalty if late

# FACING DIFFICULT TIMES?

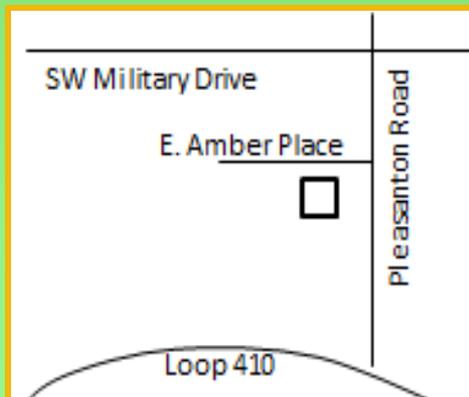


WE CAN HELP!

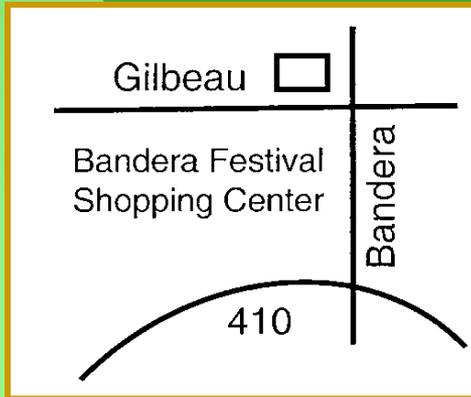
# TAX OFFICE LOCATIONS



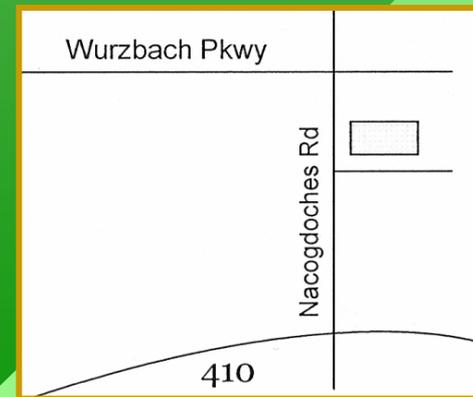
## Southside



## Northwest



## Northeast



**Thank you!**

***Albert Uresti, MPA, PCC***  
***Bexar County Tax Assessor-Collector***

***(210) 335-2251***

***WWW.BEXAR.ORG/TAX***

# Questions?

***Albert Uresti, MPA, PCC***  
***Bexar County Tax Assessor-Collector***