



McMULLEN CENTRAL APPRAISAL DISTRICT

207 Ash St. Tilden, TX 78072
Mail: PO Box 338, Tilden, TX 78072
Phone: 361-274-3638



2026 Appraisal Notices

The 2026 Appraisal Notices have been sent out. Please be on the lookout for them in the mail and make sure the information provided seems correct. **Appraisal Notices are extremely important to review, and this is a very important time in the property tax calendar.** Now is the best time for us to correct any errors or to make adjustments on value.

Below are some of the more common ideas of what to look for:

- **Ownership Information**

- Make sure the owner name and address printed looks correct. We make 2nd attempts at mailing if they are returned, but we need to know if where we send it is in fact the correct place.

- **Value**

- Look at the value to see if you believe that the listed amounts seem to be fair market value.
 - For **Real Properties (land and improvements such as houses, barns, sheds, etc)**, you may notice that the Market Value has increased. This is due to us recently updating our improvement schedules to closer reflect Marshall & Swift's cost guide that we use to help estimate property values.
 - You may still protest based off the market value, but just be aware that the **taxable value on all homesteads is capped at a 10% increase, and all other real property taxable value is capped at a 20% increase** (see or ask about Property Tax Code Section 23.23(a) and 23.231 for more details or exceptions)
 - On request, we can provide appraisal cards that detail what is being assessed, exemptions applied, etc.
 - Most of this information can also be found with the Property Search function on our website, mcmullencad.org.
 - For **Mineral Properties**, here are some of the resources available to help explain the valuation:
 - Capitol Appraisal Group, or CAGI, the 3rd Party Company that McMullen CAD contracts with to provide mineral appraisal services.
 - You may call them at (512)233-0330. Please be aware that this is a very busy time for them as well, as they do their best to answer numerous calls from across the state.
 - Their website is cagi.com. They have links for information on how appraisals are performed.

- Provided with the notice are instructions of how you can log into their online portal where you can view the information used for your appraisal or even file a protest online.
- On our website, mcmullencad.org, under the Current News/Alerts section, we have provided a presentation that CAGI presented at a recent board meeting that includes information such as how appraisals are performed and what changes have occurred that affected this year's appraisal values.
- **Protest**
 - The final day to file a protest will be listed on the notice. By law, you should be given at least 30 days from the date the notice is mailed.
 - Provided with the appraisal notice is a protest form and/or instructions on how you may file a protest online.
 - We accept protests online, by mail, by email, or brought in person.
 - **A protest is necessary to dispute value, exemption status, errors in ownership, etc.**
 - Protests can also be used if you would like to be scheduled to speak with an appraiser. However, this is not always necessary, and you are always welcome to contact us to discuss anything property tax related.
 - Included should be Property Tax Protest and Appeal Procedures that should give more information on what to expect during a protest/appeal.

For more information about appraisal notices or protests, you may reach out to us by phone at 361-274-3638, by mail at PO Box 338, Tilden, TX 78072, in person at 207 Ash St in Tilden (behind the courthouse from Highway 16), or by emailing a staff member (emails can be found online at <https://mcmullencad.org/staff-members>).

Sincerely,
McMullen CAD