

IMPORTANT INFORMATION FOR PROPERTY OWNERS

This property tax information covers areas such as rendering taxable property and applying for exemptions. All forms and applications can be obtained at the Sutton County Appraisal District.

HOMEOWNERS

HOMESTEAD EXEMPTION

A homestead exemption lowers the amount of taxes due on a property owner's primary residence.

REQUIREMENTS:

- Own and live in the home as of January 1st, 2025
- Not claiming a homestead on any other property.
- A copy of the applicant's driver's license or state issued ID with the current address of primary residence.
- Application deadline is **April 30th, 2025**.
- Applied for each year? **NO**

OVER 65 OR DISABLED

An additional exemption and a ceiling can be applied for when a homeowner turns 65 years of age or becomes disabled.

REQUIREMENTS:

- Can be applied for as soon as the owner turns 65 years of age or becomes disabled by law.
- If disabled, a copy of the letter from the social security office stating the date the disability started.
- A copy of the applicant's driver's license or state-issued ID.
- Application deadline is **April 30th, 2025**.
- Applied for each year? **NO**

DISABLED VETERANS

An exemption is available for disabled veterans, the surviving spouse or the surviving children of a disabled veteran. The exemption amount is determined according to the percentage of service-connected disability.

REQUIREMENTS:

- A copy of the applicant's driver's license or state-issued ID.
- A copy of the letter from the Veteran's Administration stating the starting date and disability rating.
- Application deadline is **April 30th, 2025**.
- Applied for each year? **Only if the disability rating changes.**

AGRICULTURE

Farmers and ranchers can apply for an agricultural productivity appraisal and lower property taxes based upon the productivity value of their land rather than the market value.

REQUIREMENTS:

- New owner – application deadline is **April 30th, 2025**
- To qualify, the land must be in agricultural production 5 out of 7 years.
- Owners of land qualified as 1-d-1 need not file again in later years unless the chief appraiser requests a new application.
- If a new application is required, the appraisal district will notify you by mail.

BUSINESSES

If you own tangible personal property that is used to produce income, you must file a rendition with the Sutton County Appraisal District.

REQUIREMENTS:

- The deadline by state law for filing a business personal property rendition or an extension is **April 15th 2025**.
- A rendition is a report to your county appraisal district that list the taxable property that you owned or controlled on Jan. 1 of this year. This often applies to furniture, fixtures, equipment or inventory owned by a business.
- A 10% penalty will be imposed if a rendition is filed late, incomplete or not at all.

PROTESTING PROPERTY VALUE

Taxpayers whose property value increases by at least \$1000 will be mailed a reappraisal notice stating the proposed value. The taxpayer may file a protest of the value change by completing the protest form that will be included in the notice. An Informal hearing will be available to taxpayers and if not satisfied, the taxpayer may have a formal hearing before the Sutton County Review Board. Depending on the pandemic situation, the hearing may be via phone.

For more information or application, contact the Sutton County Appraisal District at 300 East Oak Street, Ste 2, Sonora Tx 76950 or phone (325) 387-2809. Information and Applications are also available on the Comptroller's Property Tax Assistance Division's website at comptroller.texas.gov/taxes/property-tax/.