

Letter from the Chief Appraiser

Erath County Appraisal District

September 2025

On July 15, 2025, the Erath County Appraisal District completed its certification of values for the 2025 tax year. At this time, the Erath County taxing jurisdictions have been notified of the certified values and are diligently working toward calculations of tax rates. The appraisal district does not calculate or assist in any manner with the tax rate calculation; however, a website database is maintained for the public to access information as it becomes available. Visit [Texas.gov/propertytaxes](https://texas.gov/propertytaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Property owners have the right to request information from the assessor of each taxing unit for their property. You may request their contact information from your local Tax Assessor-Collector listed below.

Erath County direct link: <https://erathcounty.truthintaxation.com/search/Welcome> or;

Erath County Tax Assessor Collector – Valerie Stephen

222 College St., Stephenville, TX 76401 -- 254-965-8630
219 Grafton, Dublin, TX 76446 -- 254-445-4152

Additionally, recent legislative changes have added new requirements for appraisal districts regarding Homestead Exemptions. Senate Bill 1801 amended Section 11.43, subsection h-1, of the Property Tax Code Section requires the chief appraiser of an appraisal district to develop and conduct a periodic review of each Residence Homestead Exemption(s) granted by the district under Section 11.13 to confirm that the recipient of the exemption remains qualified to receive said exemption. SB1801 requires that the review be completed every 5 years. Erath County Appraisal District, in respect of this review will contact at a minimum 20% of the county residences who currently received a Residence Homestead Exemption in the following months. This year's audit will cover the portion of the county including, but not limited to: Lingleville, Dublin, Huckabay, Bluff Dale and Stephenville ISD's.

Pursuant to Section 11.13 of the Texas Property Tax Code, to qualify for the Residence Homestead Exemption(s), the property must be maintained as the owner's **principal residence** and must be **owned and occupied by the applicant** as of January 1 of the tax year in which the exemption is claimed. The applicant, as the owner, or the spouse of the owner, may not claim a homestead exemption on any other property.

The audit requires a **mandatory** response. If a taxpayer receives a request for information from ECAD, and a response is not received, an automatic result will be the removal of the Residence Homestead Exemption(s) for the upcoming tax year.

Our office staff will be available, and always happy to assist with any questions or concerns you have about this information, or any other information you may need regarding Appraisal District requirements.

Thank you,

Jonathan Pringle

Chief Appraiser