

# MATAGORDA COUNTY APPRAISAL DISTRICT

## 2021 Low Income Housing Apartment

### Capitalization Rates

According to **House Bill 3546**, 'not later than February 1<sup>st</sup>, the appraisal district shall give public notice in the manner determined by the district, including posting on the district's website if applicable, of the capitalization rate to be used in that year to appraise property receiving and exemption under this section'.

Pursuant to **Sec. 11.18259(r) of the Texas Property Tax Code**, the Matagorda County Appraisal District gives public notice of the capitalization rate to be used for tax year **2020** to value properties receiving exemptions under this section.

Rent restricted properties vary widely. These variations can have an effect on the valuation of the property. A basic capitalization rate between **8.0% and 11.5%** will be used to value these properties; although adjustments may be made based on the individual property characteristics and the information provided to the chief appraiser as required under **Section 11.182 (d) and (g), Property Tax Code**.