FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600
Phone (281) 344-8623 | www.fbcad.org

OFFICE OF THE CHIEF APPRAISER

April 1st, 2026

Fort Bend Central Appraisal District Mailing 2026 Notices of Appraised Value

FORT BEND – Property owners in Fort Bend County will begin receiving their 2026 Notice of Appraised Value from the Fort Bend Central Appraisal District (FBCAD) this week.

The market value of all residential properties increased about 3.88% from 2025 to 2026. Some properties with a homestead exemption will have a 10% limitation, also known as a homestead cap, on the increase of their taxable value. The value for commercial properties increased 2.99% from 2025 to 2026. Overall, 2026 preliminary values, which also include vacant land, industrial, business personal property, and mineral properties, have increased from 2025 preliminary values by 3.82%.

"The real estate market is growing steadily, as we saw before the pandemic," said Jordan Wise, Chief Appraiser. "The total market value of all properties in Fort Bend County has grown 3.8%; however, school districts may see flat or lower taxable values due to recent legislative changes increasing the homestead exemption minimums for ISDs."

There were several key factors that influenced property values for 2026. Population growth continues to be strong in Fort Bend County. The latest US Census data placed Fort Bend County at number 8 nationwide for numeric growth, adding nearly 25k new residents. 5 of the top 10 growth counties were in Texas. Available inventory continued to climb throughout the year, contributing to a more balanced real estate market. Interest rates and inflationary pressures continue to shape the market nationally and locally; however, consistent GDP growth, low unemployment, and industry diversity continue to make Fort Bend County an attractive destination.

The Texas Property Tax Code and the state constitution require appraisal districts to appraise a property at its full market value as of January 1st. This is to ensure that all properties are valued fairly and uniformly.

"We want every property owner to be fully informed as to the various ways they can reduce their property tax burden," said Jordan Wise. "The homestead exemption remains the easiest way a homeowner can reduce their property taxes. Beyond that, homeowners may be

eligible for additional exemptions, including the over 65, disability, veterans, or disaster exemptions, among others."

Property owners can apply for exemptions through the FBCAD exemptions portal at https://www.fbcad.org/exemption-application/. They can also find a list of exemptions by going to the www.fbcad.org, selecting "EServices" from the menu, and looking under "Homestead Exemptions" and "Miscellaneous Exemptions".

Property owners can see which exemptions have been applied to their property by looking at their appraisal notice or visiting their account at https://esearch.fbcad.org/. Age-related exemption information is not visible in the online property records in order to protect property owners' privacy. Please contact FBCAD's Communications & Outreach team at 281-344-8623 or send an email to info@fbcad.org for any exemptions-related questions.

"The protest process provides another avenue for reducing your property's value, which may reduce your overall tax burden. As a property owner, you know your property best and may have additional information specific to your property or market area. For this reason, the state legislature established the protest process to officially appeal the value set by the appraisal district," Wise said.

Property owners may appeal their value immediately. The deadline to file an appeal is May 15th, 2026, or 30 days after you receive your Notice of Appraised Value, whichever is later. For more detailed information on FBCAD's online appeals process, please visit www.fbcad.org/appeals/. To learn more about the appeals process for individual property owners and for small businesses, please visit https://www.fbcad.org/property-tax-videos/.

Although property values for residential owners with a homestead exemption are increasing on average by 3.8%, some of these owners will see a 10% increase in the taxable value of their home. The large value increases of past years were limited by the 10% cap benefit of the homestead exemption. This was implemented by the Texas Legislature to spare homeowners a large increase in a single year. Instead, the increase in value is spread out over multiple years. Thus, 2026 will be another "cap catch-up" year for some property owners.

In November 2025, Texas voters approved two ballot initiatives designed to provide property tax relief. The first is an increase to the state-mandated homestead exemption for school districts. Effective for tax year 2025 and forward, property owners will now receive a $140,000 reduction in the taxable value of their property, up from $100,000 in the previous year. Over age 65 and disability exemption holders will also see an increase in their school district exemptions to $60,000.

The second major property tax relief measure is the increase of the business personal property exemption from $2,500 to $125,000. Business personal property owners will not need to apply as the exemption will be applied to all eligible property automatically.

Additionally, in November of 2023, the legislature approved a 3-year "circuit breaker limitation" that provides a 20% cap for all real property with some exceptions. Since it was not renewed by the legislature, 2026 will be its final year.

Property taxes are affected by more than just property values; they are also affected by property tax rates. Local taxing entities set their tax rates each fall. FBCAD maintains a property tax transparency website to provide the community with additional information on the tax rate adoption process. The goal of this truth-in-taxation website is to increase transparency in the property tax system while educating the public on the tax rate adoption process. Visit www.fortbendtax.org for more.

FBCAD is committed to increasing transparency around the valuation process. A special page summarizing the market conditions affecting 2026 values is located on the appraisal district's website at www.fbcad.org/2026values/. For detailed information about a specific property, please use the search feature located at https://esearch.fbcad.org/.

About FBCAD

The Fort Bend Central Appraisal District is a political subdivision of the State of Texas established in 1982 for the purpose of discovering and appraising property for ad valorem tax purposes for each taxing unit within the boundaries of the district. The district has approximately 443,000 accounts to appraise each year with a total market value of approximately $191 billion. The Fort Bend Central Appraisal District serves approximately 380 local jurisdictions. For further information, visit www.fbcad.org.