



When is the deadline to file a protest?

The deadline to file a protest is May 15th or 30 days after the Notice of Appraised Value is printed – whichever is later. If the date on your NOAV is after May 1st, you have an extended deadline. Additionally, if May 15th falls on a weekend or holiday, the deadline falls on the next business day.

I received a Notice of Appraised Value in the mail, what does that mean?

Each year in April, your county Appraisal District will send out a Notice of Appraised Value for your property. This is the Appraisal District's opinion of value. The property's appraised value is determined based on a mass appraisal method. The Texas Tax Code allows property owners to file a protest to contest the District's initial proposal. If you fail to file protest, the value will remain final and will be used to calculate the taxes due for the current year. Notice values are also available online in April of each year at the respective District's website.

Should you protest?

Will a successful protest save you money? Homestead exemption, potential Homestead Cap and assessed vs appraised values.

- A. Override values not below the assessed value don't help
- B. Property description changes do have merit w/o tax savings for that year. For example: removing a deck or correcting overstated square footage.

Were you a recent sale?

- A. If the purchase price was under the WCAD notice value, make a copy of the closing disclosure. An online protest should suffice.
- B. If the sale price was over the WCAD notice value, maybe stay home this year.
- C. Legitimate issues that occur or come to light after sale that affect value?
- D. File your updated Homestead Exemption application

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Should I E-file?

E-filers are usually awarded the lower of the sales or equity grids regardless of concerns raised in the "taxpayer comments" section of the protest.

Going to the informal Appeal:

Cordial, consistent, and prepared. Your exclusive concern is the market value. You may discuss improvements or land individually, but only as you feel they are skewing the total market value. Both sales and equity comparables should ideally be similar in size and age.

Going to the Formal Appeal:

- A. Five copies of all evidence to be considered
- B. Value conclusion could be above notice or informal offer
- C. Arbitration deadline is 45 days after receipt of the Board order
- D. Withdraw the protest you're not making at the ARB check in. If you're protesting equity, withdraw the market appeal to help focus the panel on your talking points.

Why should you use an Agent?

Agent advantage:

Familiarity with WCAD processes

Proprietary database that mimic WCAD value conclusions

Ability to thoroughly review/refute WCAD evidence before appeal

Ability to review home characteristics before and after sales for appropriateness

What not to say: price per square foot, CMA, cracks in the driveway, yard slopes, messy neighbor, I'm a real estate agent/attorney

More details about our services: www.texasprotax.com

Engaging us after a bungled informal appeal puts us at a significant disadvantage and TPT billings start at notice values, not E-file offers.

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PROPERTY TAX CALENDAR

JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC

January 1

APPRAISAL VALUES ESTIMATED FOR REAL PROPERTY
All properties are valued based on their estimated market value and condition on January 1



January 31



FINAL DAY TO:

- Pay tax bill
- File a late protest
- File homestead, over 65, or disabled exemptions for up to two tax years prior

April 15



RENDITIONS*
Deadline to file Business Personal Property Renditions or to file for an extension

*Deadlines may vary depending on jurisdiction

April 1

NOTICES
CADs begin sending out Notices of Appraised Value



April 30

EXEMPTIONS DEADLINE
Historical, solar, 1-d-1 agricultural special valuations, and more



May 15



DEADLINE TO FILE A PROTEST:

- Deadline to file for all Notices of Appraised Value is May 15, or 30 days after the printed date of the notice, whichever is later
- If deadline falls on weekend or holiday, the deadline shifts to the next business day

April - August

APPRAISAL DISTRICTS AND APPRAISAL REVIEW BOARDS CONDUCT HEARINGS



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October 1

TAX RATES SET
Tax Assessor-Collector offices begin sending out tax bills



October - November

TAX BILLS SENT

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WHAT IS A NOTICE OF APPRAISED VALUE?

Each year in April the Appraisal District sends a Notice of Appraised Value. This is their opinion of your property's market value as of January 1. You have until May 15th (or 30 days after the date the Notice was printed - whichever is later) to file a protest if you feel that their proposal is too high.

WHY SHOULD I PROTEST?

- To keep your property tax liability to a minimum and make sure you are only paying your fair share in taxes.
- Your first year of ownership is the most important year to protest for homestead properties! Your homestead exemption puts a 10% cap on the amount your taxable value can increase annually after your first qualifying year. Getting your value down as low as possible your first year can have a cascading effect that saves you hundreds of dollars in future years.

WHY SHOULD I HIRE AN AGENT?

- For the same reason you hire an accountant or attorney - you want a professional who has intimate knowledge of tax laws, appraisal district procedures, and staff.
- You can spend hours researching sales, finding comparable equitable properties, putting together a presentation, then taking time off work to attend the hearing - or you can hire us to take care of it all for you!
- Never miss a deadline! We file protests each year to ensure that you are being taxed fairly. No tax savings? No fee.
- Texas Protax works on a contingency fee basis so we do not get paid unless we save you money.

WHAT KIND OF PROPERTY TAX EXEMPTIONS CAN I CLAIM?

- You are entitled to claim a Homestead Exemption on your primary residence. The homestead exemption gives you discounts off the assessed value of your property for certain taxing jurisdictions (depending on where you live). It also puts a 10% cap on the increase in your assessed value from one year to the next.
- If you are over the age of 65 you are also eligible to claim an Over 65 exemption on your primary residence. It works a lot like the homestead exemption, but also qualifies you for additional discounts and establishes a "tax ceiling" on your school taxes.
- There are also some less common exemptions available for Disabled Persons, Disabled Veterans, historical properties, agricultural/wildlife use properties, and properties with solar/wind devices. Contact our office to see if you qualify.