

Helpful HINTS

WHEN PROTESTING YOUR APPRAISED VALUE



One of the key rights you hold as a taxpayer is the ability to contest the property value set by the Central Appraisal District (CAD). You are entitled to protest if you find the appraisal district's value or any actions regarding your property to be unsatisfactory. Generally, you have until May 15 or 30 days from the date you receive the appraisal district notice—whichever comes later—to file your protest.



Use sales data of properties comparable to yours in size, age, location and type of construction. A REALTOR® can help you find sales of nearby homes comparable to yours or consider using an independent appraisal by a real estate appraiser.



Review the appraisal district site information to make sure the property description and measurements of your property are correct.



Consider offering evidence to support your claim that the appraised value is too high. For instance, you might reference location-related factors, such as proximity to a railroad track, or property-related issues, such as a cracked foundation or a roof requiring repairs.



Request that the appraisal district provide all the information used to determine your property's value. This should include copies of the data, schedules, formulas, and any other materials the district intends to present at the hearing.



Weigh the expenses of organizing a protest against the possible tax savings. If the protest only leads to minimal tax benefits, the time and costs involved may not be justified.

After submitting your protest, you will receive a written notice detailing the date, time, location, and subject matter of your formal hearing with the ARB. During this hearing, you can present your concerns regarding your property value, exemptions, and special appraisals. However, many appraisal districts will conduct an informal review of your protest with you beforehand in an attempt to address your concerns prior to the hearing. Be sure to check with your appraisal district for specific details and options available for participating in the protest. ARBs permit hearings via affidavit, phone, video conference, or in-person meetings.

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