

Protesting Your Taxes

Follow These Helpful Hints

Know Your Rights

As a taxpayer, you have the right to protest to the Appraisal Review Board (ARB). If you disagree with the appraisal district, you may process a formal protest. Depending on what date comes later, you have until May 15th or 30 days from the date when the appraisal district notice is delivered.

-  **Calculate Costs**
Weigh the costs of preparing a protest against the potential tax savings. Preparing a protest may not be worth the time and expense if it results in only a small tax savings.
-  **Comparable Sales**
Use sales of properties comparable to yours in size, age, location and type of construction. A real estate agent can help you find sales of nearby homes comparable to yours.
-  **Documents & Statements**
Obtain documents or sworn statements from the person providing the sales information.
-  **Double-Check Appraisal**
Check the appraisal to make sure the property description and measurements of your property are correct.
-  **Independent Appraiser**
Consider using an independent appraisal by a real estate appraiser. Insurance records are often helpful.
-  **Previous Year Value**
Look at sales that go back to Jan. 1 of last year because your appraised value is based on the previous year.
-  **Request Appraisal Info**
Ask the appraisal district for all information used to set the value of your property. The appraisal district must provide you the copies of the data, even if the information would normally be considered confidential.
-  **Request Hearing Documents**
Ask for a copy of the data, schedules, formulas and any other information that the appraisal district plans to introduce at the hearing. The appraisal district must deliver this information during the 14 days before the protest hearing.

After Filing Your Protest

You will receive written notice of the date, time, place and subject matter for a formal hearing with the ARB. You may discuss your objections about your property value, exemptions and special appraisal in a hearing with the ARB. Most appraisal districts, however, will informally review your protest with you to try to resolve your concerns prior to a hearing. Check with your appraisal district for details. You can appear at the ARB hearing in person via telephone or conference call, or by affidavit through an agent.

Visit comptroller.texas.gov/taxes for more information.