

Notice of Appraised Value Overview – summarized from Comptroller publications

Texas law, with a few reasonable exceptions, requires that a property owner be provided notice of a revaluation of his or her property and a reasonable estimate of the amount of taxes that would be imposed on property if the total amount of property taxes for the subdivision were not increased. The Texas Property Tax Code requires the chief appraiser to deliver, by April 1 or as soon thereafter as practicable if the property is a residence homestead or by May 1 or as soon thereafter as practicable in connection with any other property, a clear and understandable written notice to a property owner of the appraised value of the property owner’s property if:

- the appraised value of the property is greater than it was in the previous year;
- the appraised value of the property is greater than the value rendered by the property owner; or
- the property was not on the roll in the preceding year.

In Texas, this notice is given using a Notice of Appraised Value form. If approved by the district board of directors, the chief appraiser is not required to send a Notice of Appraised Value if the increase in a property’s value is \$1,000 or less.

Below is an example of a Notice of Appraised Value form used by some appraisal districts. This sample is only the section of the notice form that includes value and tax data. The parts numbered with arrows correspond to an explanation of each section listed in the table on the next page.

111145
This is NOT a Tax Statement

2010 Notice Of Appraised Value

Do Not Pay From This Notice

Name, address and telephone number of appraisal district.

DATE OF NOTICE: April 23, 2010

Property ID:
Ownership %: 100.00
REF ID2:
DBA:
Legal:

Legal Acres: 0.3914
Situs:
OWNER ID:

THIS IS NOT A BILL

Dear Property Owner,
We have appraised the property listed above for the tax year 2010. As of January 1, our appraisal is outlined below:

Appraisal Information		Last Year - 2009	Proposed - 2010
Structure & Improvement Market Value		252,362	142,463
Market Value of Non Ag/Timber Land		472,500	472,500
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		724,862	614,963
Productivity Value of Ag/Timber Land		0	0
Appraised Value * (Possible Homestead Limitations, see asterisk below)		571,286	614,963
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		571,286	614,963
Exemptions		Nil	Nil

2009 Taxable Value	Taxing Unit	2010 Proposed Assessed Value	2010 Exemption Amount	2010 Taxable Value	2009 Tax Rate	2010 Estimated Taxes	2010 Freeze Year and Tax Ceiling**
457,029		614,963	122,993	491,970	0.421500	2,073.46	
556,286		614,963	15,000	599,963	1.202500	7,214.56	
571,286		614,963	0	614,963	0.111600	686.30	
457,029		614,963	122,993	491,970	0.067400	331.59	
571,286		614,963	0	614,963	0.085000	522.72	

The notice must contain the information noted by each number shown in the example:

1. A listing of the taxing entities that have authority to levy a tax on the property
2. The appraised value of the property in the previous year
3. The taxable value of the property in the previous year for each taxing entity that levies a tax on the property
4. The appraised value of the property for the current year.
5. The type and amount of each partial exemption, if any, approved for the current year
6. If the appraised value is more than the previous year, the amount of tax that would be imposed on the property **is based on the tax rate for previous tax year.**

It is important to note Item #6. The amounts of taxes listed on the notice are based on tax rates from the previous year that are subject to change. The current year tax rates are not established until later in the year, after the notice mail dates, therefore, the amounts listed in the notice form may not/will not be the same as listed on the actual tax bill.

The notice form must also include additional information such as:

1. Specific statements as required by law.
2. A detailed explanation of the time and procedures for protesting the noticed value.
3. The date and place on which the appraisal review board will begin protest hearings.
4. A short explanation that states the governing body of each taxing unit that decides whether or not taxes on a property will increase and the appraisal district only establishes the value of the property.
5. An estimate of the taxes that will be due on the property. **As noted above, the tax amounts on the Notice of Appraised Value are estimates only.**

Provided below are examples of these points for perusal.

The difference between the 2007 appraised value and the proposed 2012 appraised value is 5.94%. This percentage information is required by Tax Code section 25.19(b-1).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property value. The taxing units will set tax rates later this year.

* Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

** If you are 65 years of age or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings), your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse, age 55 or older, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problem with the property description or address information. If the problem cannot be resolved, you have the right to appeal to the appraisal review board (ARB).

To appeal, you must file a written protest with the ARB before the deadline date:

Deadline for filing a protest:	May 31, 2012
Location of hearings:	315 South 20th Street Waco, TX 76710
ARB will begin hearings:	May 31, 2012

Enclosed is a protest form to send the appraisal district office if you intend to appear and present evidence before the ARB. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property's description, and your reason for protesting.

If you have any questions or need more information, please contact the appraisal district office at 254-752-9864 or at the address shown above.

Sincerely,

Chief Appraiser

Each appraisal district may develop its own notice form so the form may vary from district to district and may not look exactly like the example. Each district's notice form will contain all language and information required by law.