

# The Road Map to Filing Your Property Tax Protest

It's not uncommon for Texans to feel shock and horror when they open their annual property tax appraisal notices. With the seventh highest property tax rate in the nation\*, homeowners across the Lone Star State have consistently seen their tax bills increase year after year.

Fortunately, in a few simple steps, you can challenge the appraisal to fight for a lower property value by filing a property tax protest.

**Get up-to-speed on the process** and become empowered to fight for a lower property tax bill!

## JANUARY 1

### HOME VALUE APPRAISAL

The appraisal district determines your home's appraised value by calculating the market value of your property based on its condition and its possible sale price.

## APRIL/MAY

### APPRAISED HOME VALUES ARRIVE

You'll receive a notice in the mail from the appraisal district that includes the value of your home and exemptions that apply.

## MAY 15

### PROTEST DEADLINE

This is the last day to file a "Notice of Protest" to your appraisal district. You can file via the form on the notice you received in late April/early May, or you can file online through your appraisal district's website. For Bexar County's Appraisal District, visit [www.bcad.org](http://www.bcad.org).

## JUNE

### MEET WITH APPRAISAL STAFFER AND THE ARB

Since you've filed your "Notice of Protest," your appraisal district will send you dates for an **informal meeting** and a **formal hearing** with the **Appraisal Review Board (ARB)**.



## Informal Meeting

- An appraisal staff reviews your property value.
- Bring all documentation with you, including information on comparable sales in your neighborhood, refinancing documentation (if applicable), repair estimates, photos, and any other records that demonstrate a devaluation of your home.
- After this review process, the district could propose a reduced value.
- **You can accept this value or...**



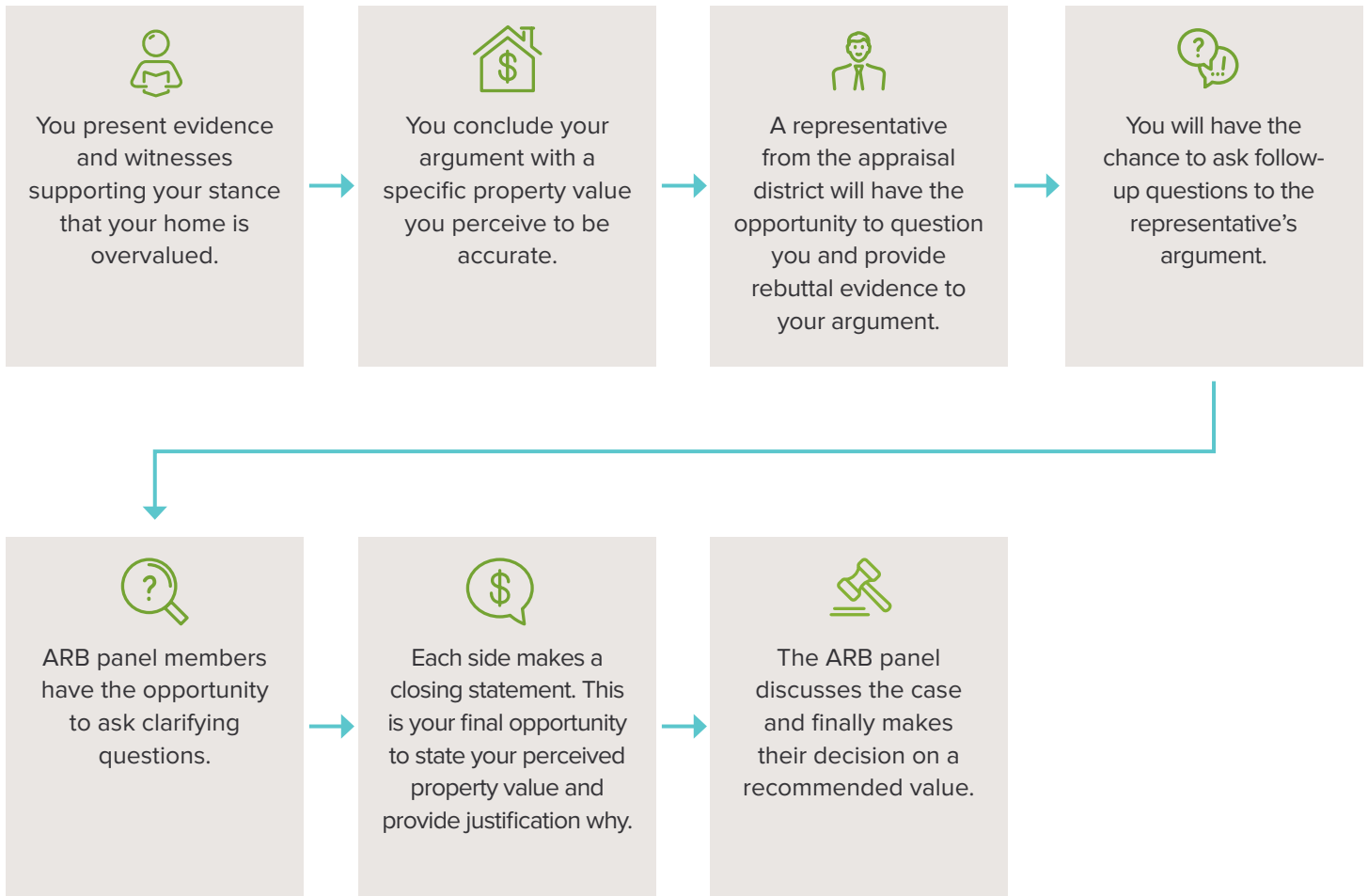
## Formal Hearing with the ARB

If you are not satisfied with the value offered to you during the informal meeting, you can move forward with the formal hearing with the ARB. During the formal hearing, you can expect.

- To be placed under oath
- Rapid-fire proceeding that will take approximately 15–20 minutes
- The ability to present your evidence, hear and question appraisal districts evidence, and provide a closing statement.
- The Appraisal Review Board panel discusses the case and determines a final value they will recommend to the full ARB.

CONTINUED

# THE **FORMAL HEARING** PROCESS



## SWBC team of Ad Valorem Tax Advisors

has a 30-year proven track record of reducing business and commercial property owners' annual property taxes. To learn more, visit [swbc.com/property-tax](http://swbc.com/property-tax).



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