

FAQs ARB Protest

How do I protest my appraised value?

The District has protest forms available, but you don't have to use one. A Notice of Protest is sufficient if it identifies the owner, the property that is the subject of the protest, and indicates that you are dissatisfied with a decision of the District. For your convenience, a Notice of Protest form is included on the reverse side of your Notice of Appraised Value, or may be downloaded from this site.

What is the deadline for filing a protest?

You should file your written protest by May 15, or no later than 30 days after the appraisal district mails you a Notice of Appraised Value, whichever is later.

Can I file a protest after my deadline?

If you file a protest before the ARB approves the appraisal records, you are entitled to a hearing *only* if the board decides that you had good reason for failing to meet the deadline. If your protest is late because the Chief Appraiser or ARB failed to mail a required notice of appraised value or denial of exemption or agricultural appraisal, you may file your protest any time before the taxes become delinquent. In some limited cases, you may file with the ARB to correct an error even after these deadlines. Contact the District if you have questions regarding clerical errors, substantial value errors, double taxing or other possible errors.

What is an ARB?

An Appraisal Review Board (ARB) is a group of citizens, appointed by the appraisal district's Board of Directors, authorized to resolve disputes between taxpayers and the appraisal district. The ARB is a separate body from the Central Appraisal District of Bandera County and has no role in the day-to-day operations of the District; however, in resolving protests and/or challenges, the ARB can order the Chief Appraiser to change a value or correct the appraisal records.

When will I get my hearing?

The ARB starts holding hearings around the middle of May. Fifteen days prior to your formal hearing, you will receive a letter from the ARB notifying you of the date, time, and place of your hearing. The ARB for the Central Appraisal District of Bandera meets at the District office in the conference room.

How do I prepare for a protest hearing?

You will receive a copy of the Texas Comptroller's *Property Taxpayer Remedies* pamphlet with your protest hearing letter. This pamphlet offers advice on how to prepare for an ARB hearing. In addition, you will receive a copy of the ARB's formal hearing procedures, which will explain the procedures to be used in a hearing.

The appraisal district website is one resource you may use in preparing for your hearing, in addition you may visit the appraisal district office to inspect and obtain copies of the schedules, formulas, and any other information the chief appraiser plans to introduce at your hearing. If you request copies of the information, the cost may not exceed \$15 per residential property protested or \$25 per commercial property.

Go prepared to the hearing and bring anything that will help you make your case. If your protest is that you recently purchased your home and the appraisal district has it valued higher than your purchase price, bring in copies of your signed Settlement Statement. If your protest is that the condition of your home affects the value, such as you have a cracked slab or need a new roof, bring photos, engineering reports or written estimates to repair deficiencies.

- Be on time and prepared for your hearing
- Stick to the facts of your presentation
- Keep it simple and well organized
- Stress key facts and figures
- Provide the ARB with facts and not with emotional arguments

Do I have to attend the formal ARB hearing in order to resolve my protest?

You may be able to resolve your protest informally with an appraiser prior to attending a formal hearing. Bring appropriate documentation, supporting your position, to the informal meeting so that it may be reviewed, such as a copy of your closing statement, fee appraisal or other related documents if you have recently purchased your home. Depending on your situation, you may want to provide sales and comparables, repair estimates, and/or photographs. If you are unable to resolve your protest informally, you will need to attend a formal hearing with the ARB.