

A Homeowners Guide



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NOTICE OF APPRAISED VALUE

- You just received a notice from the appraisal district telling you the value of your home and estimating what your local property taxes could be.
- The estimated tax is based on the appraised value the appraisal district places on your home and the prior year's tax rates of your taxing units.
- You have the opportunity to appeal the value if you believe it is incorrect.



WHAT DO YOU DO NOW?

- First, review your Notice of Appraised Value. There may be information regarding the appraisal district's informal review process.
- You may be able to resolve the matter with the appraisal district at an informal meeting.
- Second, call or come in and talk with an appraiser and ask for the information used to value your property.
- Informal Meetings are conducted with an Appraiser and a Property Owner. Most cases will be settled this way.



CAD METHODOLOGY

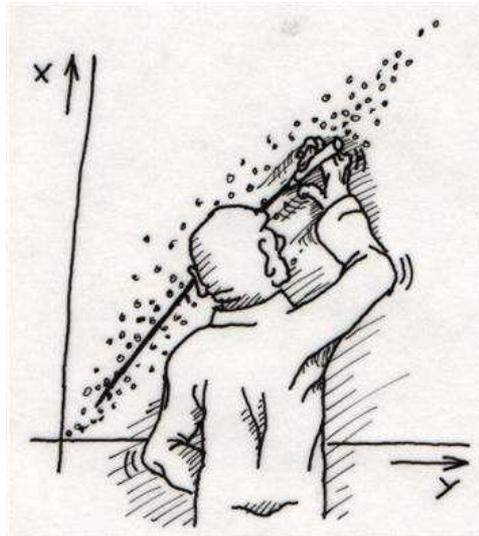


There really is a method to all those numbers. Ask for the information, we are happy to explain the Mass Appraisal process.



WHAT IS MASS APPRAISAL?

- Uses Statistical Methods for analyzing groups of properties
- Sales are used to test accuracy of appraisals
- Hybrid of Cost and Comparable Sales methods



WHAT DO YOU DO NOW?

- You have received and reviewed the information with the appraiser and agree.
- Simply sign a settlement & waiver provided by the appraiser and your done.
- You have received and reviewed the information with the appraiser and agree to disagree.
- You may continue the protest with the Appraisal Review Board.



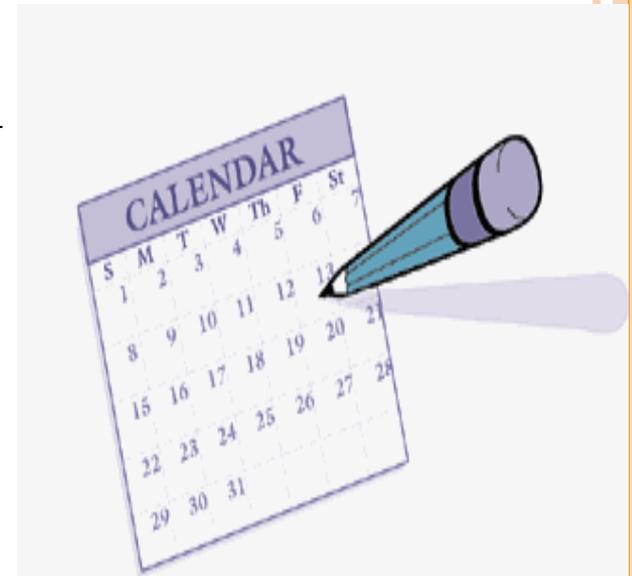
WHAT CAN YOU PROTEST?

- **Excessive value**: if you believe the appraisal district's value on your home is too high.
- **Unequal appraisal**: if you believe the appraisal district appraised your home at a higher proportion of its value than most properties.
- **Failure to grant exemptions**: if the chief appraiser denied your exemptions application.
- **Failure to provide notice**: if the appraisal district failed to provide notice that the value of your home changed.



FILING A PROTEST

- File your protest by the deadline shown on your notice of appraised value.
- If the notice contains no deadline, you must file a protest by May 15 or no later than 30 days after the date on the notice, whichever is later.
- Appraisers are in the office at all times during May, June and July.
- Appointments are on a first come first serve basis.



PREPARE YOUR EVIDENCE

- Come prepared to your informal hearing. Bring anything that will help you make your case and show how the appraisal district may have overvalued your home in your opinion.
- The date of your appraisal is January 1.
- Make sure that changes made before January 1 are included or damage to your property after January 1 should not be part of the appraisal.



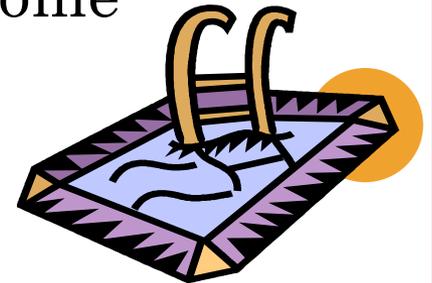
PREPARE YOUR EVIDENCE

- Check the condition of your home; if you have a foundation problem such as a cracked slab, it can affect the value. Bring photos, reports and repair costs.
- If you had a recent loss from a fire, bring a copy of the fire report.
- Provide copies of engineering reports or written estimates to repair deficiencies.
- Compare the measurement of your home against the appraisal district's.



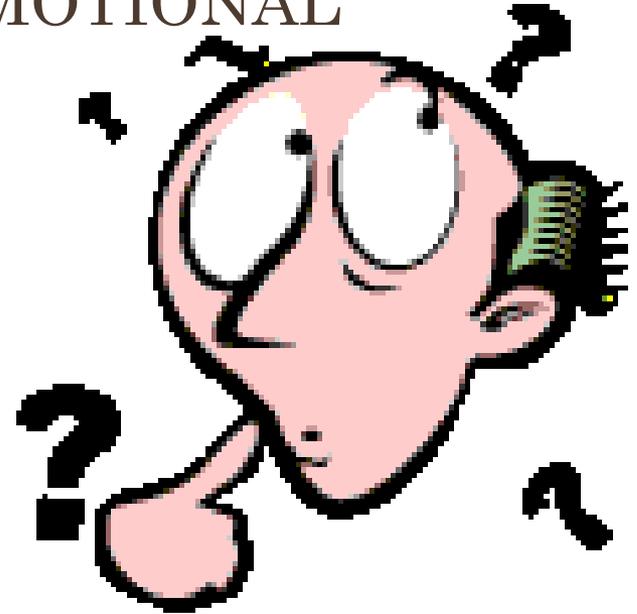
REVIEW EVIDENCE

- Make sure the appraisal district data is correct regarding your property.
- Verify that the appraisal district has the right amenities, such as a pool.
- Review the home sales the appraisal district used to calculate the value of your home. Bring a list of sales.
- On comparable sales, check for the sales date, street address, square footage, lot size, items that add value to the home, and the year the home was built.



BE PERSUASIVE, NOT EMOTIONAL

- You want to show the how your evidence supports your opinion of value of your property.



- We do not know everything about your home and property.



BE PERSUASIVE, NOT EMOTIONAL

- Provide the appraiser with facts, not with emotional arguments.
- Do not argue that your taxes are too high.



- Base your protest on hard evidence, not wishful thinking.



DISCLAIMERS

Please be advised that this information is being provided only as an informational resource. The information provided neither constitutes nor serves as a substitute for legal advice.

