

Tips For Effectively

Protesting Your Property Appraisal

One of your most important rights as a taxpayer is your right to protest the property value that is proposed by the Central Appraisal District (CAD). You may protest if you disagree with the appraisal district value or with any of the appraisal district's actions concerning your property. In most cases, you have until 15 or 30 days from the date the appraisal district notice is delivered - whichever date is later. You can use the Comptroller's notice of protest form to file a protest with the ARB.

- **Use sales data of properties comparable to yours in size, age, location and type of construction.** A REALTOR® can help you find sales of nearby homes comparable to yours or consider using an independent appraisal by a real estate appraiser.
- **Review the appraisal district site information to make sure the property description and measurements of your property are correct.**
- **Consider presenting evidence to support why you believe the appraised value is too high.** For example, you could mention location factors like proximity to a railroad track, or property issues such as a cracked foundation or a roof in need of repair.
- **Prepare additional evidence such as photos, repair estimates, fire reports, engineering reports, measurements, or the property survey to show how the appraisal district may have overvalued your home.**
- **Ask the appraisal district for all information it used to set the value of your property, including copies of the data, schedules, formulas, and any other information that the appraisal district plans to introduce at the hearing.**
- **Consider 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.

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 and for the options for how to appear for the protest. ARBs allow hearings by affidavit, phone, video conferences or in person meetings.

