

Tax Appraisal Notices for 2016 Are Set to Be Mailed April 15th to Area Property Owners

Several thousands of property and business owners in Calhoun County will soon be receiving a notice of appraised value from the Calhoun County Appraisal District. The appraisal district will mail out residential and commercial notices on April 15, 2016. Business personal property, mineral and industrial notices will follow at a later date sometime between May 1 and May 20. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2016 property taxes. Each taxing unit develops a budget and using the overall net taxable value to establish a tax rate. The tax rate is then applied to your net taxable value to determine the amount of taxes that you owe each year.

State law requires county appraisal districts to notify property owners about changes in their property's value. The notice also contains important information about the location, ownership and exemptions that have been applied to the property. It must include an estimate of 2016 taxes by local taxing units. The estimate included on the notice of value uses the prior year's tax rates the 2016 tax rates have not been set.

Property owners who disagree with the appraised value of their property, the exemptions or any other action by the appraisal district have the right to appeal to the Calhoun County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The notice of appraised value includes instructions on how and when to file a protest, a protest form and the Comptroller's *Property Tax Protest and Appeal Procedures*. **The deadline for filing a protest with the ARB is May 31st or 30 days after the appraisal district mailed you a notice of appraised value, whichever is later.**

Texas Comptroller Glenn Hegar's publication, *Property Taxpayer Remedies*, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. The publication also discusses the option of taking your case to court or entering into binding arbitration if you are dissatisfied with the outcome of your ARB hearing. There are also videos available on the District's (www.calhouncad.org) and the Comptroller's website explaining how to protest a property.

Property Tax Protest and Appeal Procedures is available from the Calhoun County Appraisal District at 426 W Main, Port Lavaca, TX 77979, Phone 361-552-4560. The publication is also available on the Comptroller's website at www.window.state.tx.us/taxinfo/proptax/ or by calling the Comptroller's Property Tax Assistance Division at (800) 252-9121, ext. 2.