

## **CHIEFLY SPEAKING** (Vol. 2020-2)

**May 1, 2020**

Jesse Hubbell, Chief Appraiser, Calhoun County Appraisal District

Deadline to protest property values is the later of May 15 or 30 days from the date the notice was mailed.

Greetings from the Calhoun County Appraisal District.

As of this date the main lobby of the appraisal district remains closed to the public. We are fully staffed and working at the office trying to maintain a safe distance from each other. Tax payments are still being received and processed on a daily basis.

All owners of taxable property in Calhoun County should get a “Notice of Appraised Value” whether or not the value changed from 2019. On April 30<sup>th</sup> approximately 23,787 “Notices of Appraised Value” were mailed to “real” property owners of Calhoun County. Mineral (oil and gas) and industrial real properties were mailed April 27<sup>th</sup>. General business personal property and industrial personal property notices will be mailed in mid to late May.

Overall values have increased from 2019; however, this does not mean that every property owner’s value increased. Not all taxing units will see an increase in taxable value from 2019. Some properties were reduced, some increased and some did not change from last year. This is due to changes in property characteristics such as depreciation, demolition, improvements to existing structures, new construction and comparable sales. Generally, sales of comparable properties and or property improvements are the leading cause of value increases.

We realize that these are difficult times for everyone. One may ask how can property values be increasing when the economy is virtually shut down? Unfortunately, we are required by law to value property as of January 1 of each year. As of that date conditions were vastly different. We had hoped for some relief at the state level; however, that has not been the case. Next year we may have an entirely different situation and we will adjust values accordingly. It depends primarily on what is reflected in the sales of property each year.