

NOTICE OF APPRAISED VALUE Information Amid COVID-19

For Immediate Release

3-30-20

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May is upon us and that means the annual **Property Value** notifications and appeal process. The Notices were delayed until May 21st in an effort to reach out to state government for guidance, waivers and possible changes to the appraisal process. Associations for appraisal districts, tax offices, entities and taxpayer advocates have submitted questions and ideas in relation to 2020 property values, the appeals and hearing process. However, there have been no changes or waivers in the appraisal date, valuation requirements or deadlines. **Only the governor, or legislature can change the process. The values are still appraised as of January 1, 2020, using 2019-2020 sales data. The deadline to protest remains 30 days from the date on the Value Notice. The chief appraiser must still certify values to each tax unit by July 25th, and tax rate hearings and adoptions will still take place in August.**

As you recall, 2019 was the Property Value Study for all of Comanche County schools. The results of the Comptroller review of 2019 values indicated the CAD was within the 95% and 105% range as required, and passed the review. Results can be seen at <https://comptroller.texas.gov/taxes/property-tax/pvs/index.php>. Therefore, there will NOT be a Property Value Study for 2020. However, the appraisals will follow what property is selling for. If not increased for 2020 that might just delay the increases to 2021, depending on what sale of property does for the remainder of 2020.

Please review your Notice of Value. It does not go out on every property but only those that the appraisal or the taxable value increased more than \$1000. Remember if this was your homestead property in 2019, even if your appraisal does not increase the cap you had last year will continue to roll up at 10% per year, until the taxable value reaches the market value. Check the row "TOTAL MARKET VALUE" this is your appraisal. If it did not change, but the "APPRAISED VALUE" row did, it may be the homestead cap, change in exemptions or Ag appraisals. Others that get the notice will be new owners, rendered property, changes in exemptions, property was re-inspected or the recalculation of the appraisal cap as just described.

The Appraisal District is currently continuing operations, but has suspended face-to-face services to the public inside the building as of March 13, 2020, as part of the effort to reduce the spread of COVID-19 virus and keep our community and staff healthy. Social distancing is one of the best ways to support the health of the entire community. Therefore, the property owner "walk-in" period for 2020 informal appraisal protests will be eliminated. **However, we opened the option to electronically file a protest to ALL properties this year not just owners with a homestead. The deadline for filing a protest is June 19 (or 30 days after the mail date), whichever is later.**

Comanche Appraisal District suggests if you wish to discuss your value, to **go ahead and file your protest by one of the methods listed below and make sure to include a daytime phone number.** That will ensure your rights are protected to be heard by the Appraisal Review Board because once the deadline has expired there are limitations to value changes for the current year. If you exchange evidence to support a value change with an appraiser and come to an agreement we will send you a Settle & Waiver form to sign or you can send a note to withdraw your protest if it was something that just needed an explanation.

Complete the Protest Form enclosed with your Appraisal Notice by:

- **Mail to: Comanche CAD, 8 Huett Circle, Comanche, TX 76442.**
- **Place in the drop box at the Appraisal District front entrance.**
- **File electronically: visit our website www.comanchecad.org and click on "Online Protest".**
You will find your pin number on your Appraisal Notice.

Good evidence to submit with your protest form would be photos of property conditions/issues or sales closing statements from 2019. Please note your account number on all evidence for discussion and

consideration. Any changes are still evidentiary, so supporting documentation must be included with your protest, or prepared for your formal hearing.

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As time permits, appraisal staff will return comments on all electronically filed protest and **will attempt** to call you to discuss your property issues if you call, drop off or mail your protest in an effort to resolve or explain issues prior to a formal hearing.

You will be notified of your hearing date and time once the Appraisal Review Board sets new procedures for handling protests amid COVID-19 social distancing as specified by local and state directives. Currently the law allows for telephone hearings or to be heard by affidavit (written testimony and evidence). At this time, a timely filed protest will be heard, but there is not a date set to start those hearings. Hearing notices will be mailed a minimum of 15 days prior to the hearing. Information with that Hearing Notice will identify how the hearing will take place.

If you did not get a Notice of Value, you may find your 2020 value on our website at www.comanchecad.org after May 21st.

Also, the Comanche CAD was not required by law to do so until 2021 but we have implemented a NEW database(website) of property tax related information for 2020 that will include each properties market and taxable value, taxing entities taxing each property, each entities no-new revenue rate and voter-approval rate, taxes imposed by each entity and the differences, each entities date, time, and location for public hearing on proposed tax rate and adopting the tax rate, email address to contact entity and link to their website. Notification of the address for this database will be by August 7 or as soon as practicable.

We appreciate your patience during this time as the CAD staff continues to work hard to serve you.

For more information on remedies and protest and appeal procedures English and Spanish version are located in this paper on page____ and page _____.

We encourage you to use our electronic filing process for protests and staff contacts, property research, available forms and other valuable information or you may call us at 325-356-5253 as we navigate this unprecedented pandemic.