

# NOTICE OF APPRAISED VALUE CHANGES

For Immediate Release

5-6-2021

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May is upon us and that means the annual **Property Value Notices** will be mailed on May 20<sup>th</sup>. **State law requires appraisal as of January 1, 2021, using 2020-2021 sales data. The deadline for filing a protest is June 18th (or 30 days after the mail date), whichever is later.**

**Senate Bill 2 (SB2) adopted during the 2019 legislative session made numerous changes to the Truth-in-Taxation procedures to help make the property tax system more transparent.** The governing body or board for each taxing unit decides the amount of taxes you will pay on your property. **The appraisal district only determines the market value of the property, not the amount of taxes you pay. Regardless, if your market values change, the locally elected officials of each entity decide if your taxes will increase or decrease.**

**Changes for 2021: Estimated taxes have been removed from the Notice of Appraised Value, but it is available** on our property search website <https://esearch.comanchecad.org/>. **Instead,** a postcard will be mailed to each property owner in August letting them know the following data has been loaded on the website <https://comanche.countytaxrates.com/tax> established in 2020 by Comanche CAD:

1. Market and taxable value.
2. Taxes you paid to each taxing entity in the previous year.
3. Each entities "No New Revenue Tax Rate" (the tax rate to produce the same revenue as in the prior year, which means if property appraisals go up rate comes down).
4. New proposed tax rate for each entity.
5. Amount of taxes at the new proposed rate.
6. When and Where the meeting is taking place to adopt the new rate.
7. Contact information for each entity and their website.

**The Comptroller is conducting the Property Value Study (PVS) for 2021.** 2019 was the last PVS year for Comanche County schools and it indicated that the appraised values were lower than what was reflected in the 2018-2019 market. While the 2019 PVS values were valid, they were very near the lower limit of acceptability for some schools. When values fall below the acceptable range of 95-105% of market value as established by the Comptroller's PVS, schools can be in jeopardy of losing state funding. The results of the Comptroller's 2019 PVS can be seen at <https://comptroller.texas.gov/taxes/property-tax/pvs/index.php>.

**Notices will not go out on every property but only those** that the appraised or taxable value increased more than \$1000, new owners, rendered property, changes in exemptions or property was re-inspected. Remember if this was your homestead property in 2020, even if your appraisal does not increase the cap, you had last year may continue to increase 10% per year, until the taxable value reaches the market value. If the taxable value increased due to the cap you will get a notice. 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, a change in exemptions or Ag appraisal. **If you do not get a Value Notice, you may look at 2021 values on our website at [www.comanchecad.org](http://www.comanchecad.org) after May 20<sup>th</sup>.**

These are changing times but the CCAD is continuing operations, however we are only allowing ONE taxpayer in the lobby, as part of the effort to reduce the spread of COVID-19 and keep our community and staff healthy. **Therefore, the property owner informal "walk-in" period for 2021 protests will be handled in the lobby with only ONE (1) taxpayer allowed inside at a time.**

**However, you may still electronically file a protest for ANY property again this year.** The deadline for filing a protest is June 18<sup>th</sup> (or 30 days after the mail date), whichever is later.

Comanche Appraisal District suggests reviewing the Notice and if you wish to discuss your value, to **go ahead and file your protest by the deadline using one of the methods listed below and make sure to include a**

**daytime phone number**. This will ensure your rights are protected to be heard by the Appraisal Review Board (ARB) 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.

We will continue to do our best for the citizens of Comanche County within the confines of the law. However, we encourage you to continue using the no-contact methods listed below.

**Complete the Protest Form enclosed with your Appraisal Notice by:**

- **Mail to:** Comanche CAD, 8 Huett Circle, Comanche, TX 76442.
- **E-mail:** [info@comanchecad.org](mailto:info@comanchecad.org)
- **Place in the drop box** at the Appraisal District front entrance.
- **File electronically:** visit our website [www.comanchecad.org](http://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 2020. Please note your account number on all evidence for consideration. Any changes are still evidentiary, so the more supporting documentation included with your protest or prepared for your formal hearing the quicker the CCAD can make a decision.

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

**You will be notified of your hearing date and time once the Appraisal Review Board sets protest dates 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 by phone or written affidavit but there is not a date set to start in person hearings.** Hearing notices will be mailed a minimum of 15 days prior to the hearing and will include information to explain how the hearing will take place.

For more information on remedies or protest and appeal procedures the English and Spanish versions are in the 5/13/21 issue of the Comanche Chief and De Leon Free Press or on our website under publications-ads.

**We encourage you to use our electronic filing process for protests, email staff, or use our website** for property research, available forms and other valuable information or you may call us at 325-356-5253. We appreciate your patience during this time as the CAD staff continues to work hard to serve you.