

For Immediate Release

8-6-21

By Jo Ann Hohertz, R.P.A., C.C.A., Chief Appraiser

The Equalization Phase which began when the Chief Appraiser submitted the appraisal records to the Appraisal Review Board (an impartial board of citizens) who hears protests from taxpayers and challenges from taxing units on the proposed appraisal records submitted by the chief appraiser has concluded. **However**, we still have **some protests pending** for people requesting a rescheduled hearing.

The Comanche Central Appraisal District (CCAD) was not required by Senate Bill 2 law to do so until 2021 but we implemented the **NEW FREE** database(website)

comanche.countytaxrates.com/tax of property tax related information in 2020.

This website is required for 2021 and is intended to add transparency for property tax estimates and help property owners have a say. **Each Comanche County property owner will soon be receiving a postcard notification about this website.** This is the official website on which property owners can easily access information regarding property taxes, including the amount of taxes that each entity that taxes a property will impose if the entity adopts its proposed tax rate. **MAKE SURE to type comanche.countytaxrates.com/tax into your address bar NOT the search engine.** The Star Telegram reported in 2020 that Tarrant CAD property owners had alternate sites come up in search engine that may charge you for this **FREE** information.

The website has a search feature and allows property owners to provide feedback on the tax rate process and provides the following property-specific information for each taxing unit authorized to levy a tax on the property, including:

- property market and taxable values,
- proposed tax rates for each taxing unit,
- an estimate of property taxes that would be imposed under the proposed rates,
- dates and locations of public hearings on the tax rates; and
- other useful information on taxing unit budgets, revenue, and rate calculations
- email address to contact entity and link to their website.

The CAD was tasked with creating this database and sending notifications, but the information will be supplied-updated by the entities themselves not the CAD. **Taxing units should regularly update this website during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.** Continue to check the website comanche.countytaxrates.com/tax for updates throughout the tax rate adoption process in August and September.

The 2021 job for the CCAD is generally over and we have begun the **Discovery & Data Collection Phase** for 2022. The appraisers employed by the district are back out in the field gathering data for the 2022 tax year, as the process starts over again. More information on this phase will be in next week's paper.

Our top priority will continue to be to keep owners healthy while appraising properties. Therefore, appraisers will limit contact & if you have questions, please contact the office using the methods at the end of this article.

TAXING ENTITIES Assessment Phase

The CAD has delivered the Certified Appraisal Roll to all the taxing units which begins the Assessment Phase.

As a taxpayer, it is important for a property owner to understand how government spending affects the size of a tax bill. Changes in property values may affect a tax bill, but do not necessarily increase or decrease the total amount of taxes paid to a taxing unit; that is determined by the taxing unit's budget. Cities, counties, and school districts must hold a public hearing on the proposed budget and publicize the date, time, and location. The proposed budget, no-new-revenue tax rate and voter-approval rate must be posted on the city, county, or school district website.

Beginning in early August, most taxing units take the first step toward adopting a tax rate by calculating and publishing the **no-new-revenue (NNR) tax rate and voter-approval tax rate**. The NNR tax rate is the rate the taxing unit needs to generate about the same amount of revenue it received in the year before on properties taxed in both years. The actual tax rate depends on the budget adopted by the governing body. The voter-approval tax rate would provide cities, counties, and special purpose districts with about the same amount of tax levied in the previous year for day-to-day operations, plus an extra 3.5 percent increase for operating expenses and sufficient revenue to pay its debts in the coming year. Junior college districts, hospital districts and certain small taxing units are allowed an 8 percent increase for operating expenses. The voter-approval tax rate for school districts is tied to school funding calculations plus the debt tax rate.

Local government taxing units, special districts, school districts, small taxing units, water districts and other taxing units have specific notice requirements. Generally, if a taxing unit wants to increase its property tax rate above the lower of either the NNR tax rate or voter-approval tax rate, it must publish a quarter-page notice in a local newspaper or mail notice to each taxpayer to alert them of a special hearing. The public hearing allows taxpayers to voice opinions about the proposed tax increase and ask questions of the governing body. The governing body/elected officials may vote on the proposed tax rate at the hearing. All of the entities no-new revenue rates, voter-approval rates, taxes imposed by each entity with each rate, 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 is available on the NEW FREE database(website) comanche.countytaxrates.com/tax.

We appreciate your patience during this time as the CAD staff continues to work hard to serve you and continue to social distance as it is one of the best ways to support the health of the entire community.

To Contact the CAD staff:

- **Mail to: Comanche CAD, 8 Huett Circle, Comanche, TX 76442.**
- **Place in the drop box at the Appraisal District front entrance.**
- **Email: info@comanchecad.org**
- **Call: 325-356-5253**
- **Fax: 325-356-1363**

We encourage you to use our website comanchecad.org for property research, available forms, and other valuable information.