

For Immediate Release

4-28-22

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Comanche Central Appraisal District (CCAD) would like taxpayers to know most of the services talked about in the article “Slash your property tax with Property Axe” in the 4/21/2022 Comanche Chief are available for no fee, please call the CCAD before paying this company. The CCAD will have this article posted on our website under publications so everyone can read it.

The 2021 Legislative Session placed 2 propositions addressing property tax on the May 7 ballot. Proposition 1 which authorized the state legislature to reduce the amount of the limitation on total ad valorem taxes imposed on the homesteads of elderly or disabled residents for school maintenance and operations to reflect any statutory reduction from the preceding tax year. **Proposition 2** will increase the homestead exemption on school district property taxes from \$25,000 to \$40,000.

The 2019 Legislative Session adopted changes to the property tax system to help make the property tax system more transparent and help reduce the tax burden. The governing body of each taxing unit decides the amount of taxes you will pay on your property. Such determination decides whether taxes on the property will increase or decrease. **The appraisal district only determines the value of the property, not the amount of taxes you pay.** Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes, other than values, should be directed to those officials.

As an example:

Actions by Appraisal District	Taxable Value	Taxing Entity Budget	(NNRR) Tax Rate Needed to Make Budget	Total Taxes/Budget
Appraised Value	\$500,000	\$250,000	\$0.50	\$250,000
Value Doubled by Appraisal District	\$1,000,000	\$250,000	\$0.25	\$250,000
Value Cut in half by Appraisal District	\$250,000	\$250,000	\$1.00	\$250,000

Each year the “No New Revenue Tax Rate” is calculated letting the property taxpayer know what rate the Taxing Entity would adopt to bring in the same amount of taxes as the previous year. As you can see in the example above, if the appraisal district cuts your value in half the “No New Revenue Tax Rate” simply doubles to bring in the same amount of money as the previous year. This explains how the appraisal district has no control over the amount of taxes you pay each year. Regardless, if your values are raised or lowered, the locally elected officials of each entity decide if your taxes will increase or decrease. **The job of the appraisal district is to make sure the tax burden is evenly distributed among all taxpayers based on market value.** If the appraisal district does their job correctly, when the locally elected officials adopt the new tax rate, everyone is paying their fair share as determined by law.

Changes for 2022:

Estimated taxes will not be on the Notice of Appraised Value which will be mailed for Comanche County in the later part of May. **Instead**, a postcard will be mailed to each property owner in August reminding them the following data is available on the website:

- How much taxes you paid to each taxing entity in the previous year.
- What the “No New Revenue Tax Rate” is for each entity.
- The new proposed tax rate for each entity
- Taxes being proposed for the new tax year based on your 2022 market value.
- When and Where the budget meetings are taking place to adopt the new rate.
- Website: comanche.countytaxrates.com/tax_website

Once again, you will be mailed a postcard in August. This postcard will remind you this tax website, ([comanche.countytaxrates.com/tax website](http://comanche.countytaxrates.com/tax_website)), has been loaded with your specific information regarding taxes being proposed for 2022 and how you can reach out to the Governing body that is responsible for those taxes.

Comanche Central Appraisal District (CCAD) has opened only the lobby until further notice to keep our customers and employees healthy. However, the staff encourages you to continue using the no-contact methods listed below.

Like you, we live, pray, work, spend, educate our children, and pay taxes in this community. We're dedicated to our local governmental entities and the citizens of Comanche County, and we are here to serve you.

Comanche Central Appraisal District

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