

**For Immediate Release  
5-17-2021**

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

Notices mailed May 20<sup>th</sup> to new owners, owners whose value increased more than \$1000 from 2020 to 2021, rendered properties, properties that exemption changed, or property that was inspected.

While owners may feel that the values of property have decreased due to the Covid epidemic, the data throughout Texas does not support a decrease. People moving to Texas have driven up the demand for all types of housing and land. Unfortunately, the Appraisal District must keep pace with the market increases in order for local schools to receive full funding.

**This year, the Appraisal Notice focuses on VALUE ONLY. This is a statewide change by the 2019 Legislature. The often-incorrect tax estimates have been removed but it will be available on our property search website <https://esearch.comanchecad.org> and the TNT website in August <https://comanche.countytaxrates.com/tax>, a postcard will be mailed to remind you in August. The TNT website allows for comparisons of taxes along with the meeting dates and times local tax units will set their rates and budgets.**

When looking at the market value proposed by the appraisal district, ask yourself if the property would likely sell for that amount. If not, you should discuss this with an appraiser or file a protest before the deadline. **The deadline for filing is 30 days from the date of the notice mailing.**

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 for a THIRTY (30) minute slot. Please call the office when you arrive to confirm when the next 30-minute slot is and wait in your car until it is your turn.**

If the taxpayer is not agreeable after sharing data between the appraisal district and them, then they have a right to appeal to the Appraisal Review Board (ARB), a group of local citizens who live in the appraisal district and have been appointed by the local Appraisal District Board of Directors. The ARB will listen to the evidence provided by both parties and make a decision based on the preponderance of the evidence presented. The Appraisal District has 2 short videos on the homepage of website [www.comanchecad.org](http://www.comanchecad.org) on how a homeowner or small business should present their case to the ARB. The taxpayer may further appeal the findings of the ARB to District Court or arbitration.

The ARB schedules a hearing and sends the protesting property owner written notice of the date, time, and place of the hearing. The law contains specific timelines and procedures for both the property owner and the ARB through the appraisal protest process.

We encourage you to continue using the no-contact methods listed below.

**Complete the Protest Form enclosed with your Appraisal Notice return 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.**