

For Immediate Release

6-2-2022

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

Corrected Press release for 6-2-22 newspaper article.

Comanche County taxpayers will soon receive Appraisal notices mailed June 3rd and see an increase in property values. There are many reasons for the property value increases, but the most simplistic answer is cost to build and supply and demand. Shortages in material and labor, low mortgage rates and a significant increase of people moving to Texas has created competition for a limited supply of land and created a strong demand for small acreage subdivisions that may sell within days of listing. **Unfortunately**, the Appraisal District must keep pace with the market increases for each individual property, be within 5% of what properties are selling for and then properly apply the associated exemptions available under the law.

Notices were mailed to new owners, owners whose value increased more than \$1000 from 2021 to 2022, rendered properties, properties that's exemption changed, or property that was inspected.

Chief Appraiser Jo Ann Hohertz said, "We have moved the values upward in the last few years, but the Texas market continues to rise rapidly, and we were behind what the state determined to be 2021 market value for many categories which impacts 2 local schools." The results of the 2021 Property Value Study released by the Comptroller's office may be seen at <https://comptroller.texas.gov/taxes/property-tax/pvs/2021p/index.php>.

Ms. Hohertz said "I want to assure the citizens of Comanche County that we used only Comanche County sales in the last two years to develop the appraised values for 2022. While it is never enjoyable to have to bring those into line, my job is to ensure that the appraisal district appraises property at market value so that local schools get full state funding."

For many of us our home is our largest investment and an increase in market value can be considered a blessing if you are in the market to sell. However, Ms. Hohertz emphasized that homeowners will be somewhat protected from the large increases because homesteads taxable values cannot be increased by more than 10% in one year. Also, the tax amounts of homesteads of disabled persons and the over-65 are capped for schools so that the school tax will not rise at all. The increase in market value is unlikely to be proportional to the increase in what a person will owe in taxes. Local entities set the rate that is assessed on your property value that determines the amount of taxes to be paid. HB3 limits public school tax rate increase to 2.5%, above that the increase needs voter approval.

This year, the Appraisal Notice focuses on VALUE ONLY the portion of your tax bill the Appraisal District is responsible for. This was 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> after notices are mailed and in August on the TNT website <https://comanche.countytaxrates.com/tax>. A postcard will be mailed to remind you in August of the TNT website that allows for comparisons of taxes along with the meeting dates and times local taxing entities 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.**

Due to an expected high call volume, correspondence through 1 of the sources shown at the end of this article may be faster including an online protest. **If you believe that your property has been inaccurately appraised, as of January 1, 2022, please include a brief explanation followed by evidence.** Evidence can be recent bids to fix problems on your property or pictures of interior damage we would not have known about. **The more information** you can provide the quicker the district will be able to examine and make decisions on your property. It may take a few days to get a response from us, but I assure you we will respond to each correspondence we receive. Also, a general question through verbal correspondence or email does not meet the criteria for a protest. You need to fill out the Notice of Protest, prior to the deadline, to be scheduled for a formal Hearing before the Appraisal Review Board. The law contains specific timelines and procedures for both the property owner and the ARB throughout the appraisal protest process.

If the taxpayer is not agreeable after sharing data with the appraisal district, 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 Administrative Judge. The ARB schedules a hearing and sends the protesting property owner written notice of the date, time, and place of the hearing. 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 on how a homeowner or small business should present their case to the ARB. The taxpayer may further appeal the ARB findings to District Court or arbitration.

We are only allowing 2 taxpayers in the lobby, **therefore, the property owner informal “walk-in” period for 2022 protests will be handled with only TWO taxpayers allowed inside at a time for a THIRTY (30) minute slot.**

The law contains specific timelines & procedures for the ARB, CAD and property owners. Texas Comptroller’s publication, *Property Taxpayer’s Remedies*, a reference guide addresses property tax basics, provides a step-by-step guide on preparing for an ARB hearing and what to do if dissatisfied with ARB decision. *Property Taxpayer’s Remedies* is available at the CAD office at 8 Huett Circle, Comanche, Texas, or on our website comanchecad.org under the links, or on the state Comptroller’s Web site at www.comptroller.texas.gov/taxinfo/proptax.

You may come by the office Monday – Friday from 8-4:30 but we encourage you to continue using these no-contact methods.

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
- **Place in the drop box** at the Appraisal District front entrance.
- **OR File electronically:** visit our website www.comanchecad.org and click on “Online Protest”. You will find your pin number on your Appraisal Notice.