

For Immediate Release

6-16-22

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

It's that time again - Notices of Appraised Value on properties in Comanche County have mailed. As many have noticed, the values on properties have risen significantly for 2022.

Our job at the Appraisal District is to maintain ownership records, administer exemptions, and determine market value; and we do a better job with your participation. So please check your notice carefully to ensure the accuracy of your assessment and get in touch with our office if you have any questions or concerns. **Texas law is restrictive regarding changes to property values after the protest deadline. Errors discovered now are correctible, but failure to timely protest could be time-consuming and costly when you receive your tax statement.**

Appraisal districts in Texas are responsible for the development of your market value appraisal for ad valorem or "according to value" tax system. As required by the Texas Property Tax Code, we discover, list, and appraise all taxable property as of January 1, 2022, within the County in compliance with The Appraisal Foundation's "Uniform Standards of Professional Appraisal Practices". Properties are inspected, appraisal records are updated for physical changes, surveys of income and expense data and agricultural lease information are reviewed, and **Comanche County's last year's sales are analyzed**. We are required to notify the taxpayer of our opinion of market value, or the price you could expect to receive for the sale of your property. We must also inform you of the amounts deducted from your market value for qualified exemptions for each taxing entity, and your rights as a taxpayer. If you are unsure of your property's appraised value, you can visit our website at www.comachecad.org and review values and appraisal notices in the property search.

As the taxpayer, you have the right to protest any of the information on your notice. To protect that right, please check your notice carefully. Verify the ownership and mailing address information. If the property is your principal residence, make sure you are receiving the exemptions to which you are entitled such as homestead, over 65, disable person or veteran with service-connected disabilities. These exemptions must be applied for at the appraisal district office. If the property is used for agricultural purposes and you have filed for special appraisal, verify the market and agricultural values of your land. There are strict deadlines for filing the special appraisal application, even if you received the productivity appraisal in the past. There may be a penalty for applications filed after April 30 and there is no recourse for failure to file before the appraisal roll is certified on July 20.

You should make your own evaluation of the current market value of your property and contact us if you believe our proposed value is not accurate or need an explanation regarding any portion of your notice. We begin informal meetings with property owners as soon as notices are mailed. During your informal, our appraisers are ready to discuss your market value and to obtain information we might not be aware of that affects your property's value. Our goal is an accurate market value on each property we appraise. In addition to getting it right for your benefit, our values are reviewed for accuracy and uniformity by the Property Tax Assistance Division of the Texas Comptroller of Public Accounts Property Value Study (PVS). There are serious consequences to school district funding if appraisal district values fall outside the acceptable range in the PVS.

If you cannot reach an agreement with an appraiser, you may file a protest and present your evidence to the Appraisal Review Board. Our website has information regarding how to protest and the hearing procedures adopted by the ARB (Appraisal Review Board). *Watch in next week's paper for more information on the ARB process.*

The job of the appraisal district is to make sure the tax burden is evenly distributed among all taxpayers based on market value. All inquiries concerning your taxes, other than appraised values, should be directed to locally elected officials of the taxing

entities. 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.

Once again, you will be mailed a postcard in August to remind you the tax specific website, ([comanche.countytaxrates.com/tax website](http://comanche.countytaxrates.com/tax)), 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 the lobby open until further notice. We strive to be your “go-to” agency for all matters appraisal related, so don’t hesitate to call us. If you call and can’t get through, please leave a message and we will return your call. 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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