

For Immediate Release

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Comanche Appraisal District values fell below state value in the 2022 Property Value Study (PVS) released by the State Comptroller's office. **Two schools in Comanche County are facing the loss of state funding because the locally appraised values of property was not within 5% of what properties are selling for, the ratio mandated in state law.**

This is really bad news for all of us. This means the Appraisal District must increase values again this year. The state, through the Texas Property Tax Code, tells us everything we are supposed to do when appraising property. Then the Comptroller comes behind us and grades us as can be seen in the results of the 2022 PVS at <https://comptroller.texas.gov/taxes/property-tax/pvs/2022p/index.php>.

We moved the values significantly upward in the last few years, but the Texas market continues to rise rapidly, with some sales prices out of sight, but we were still behind what the state determined to be market value for 2022. We are watching the market for a hopeful downturn but are not seeing lower sales prices yet. Appraised values on homes, mobile homes, and land in Comanche County have increased an average of 42% across the board for 2023.

The Appraisal District had Richard Petree of Western Valuation and Consulting, LLC, assist in updating reasonable costs of construction and local modifiers to help the District pass the 2023 Property Value Study. Mr. Petree was a long-time chief appraiser in Abilene prior to forming this company to assist appraisal districts.

I want to assure the citizens of Comanche County that we used only Comanche County sales to develop the 2023 appraised values. While it is never enjoyable to have to bring appraised values in line, my job is to ensure that the appraisal district appraises property at 100% of market value so that local schools get full state funding next year.

There is some good news for local taxpayers. 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, if you are not in the market to sell your property and it has a homestead exemption the increase is limited to 10% from the prior year, and that will help to restrict major increases. Also, owners over 65 or disabled their homesteaded property school taxes are capped so nothing will change for them on their school taxes unless the property characteristics have changed.

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 later in 2023 that is applied to your property value that determines the amount of taxes to be paid.

Notices will be mailed on May 18th, to new owners, owners whose value increased more than \$1000 from 2022 to 2023, rendered properties, properties that's exemption changed, or property that was inspected and will include a protest form that **MUST be filed by June 16th this year** as well as instructions on how to file an online protest.

When looking at the market value proposed by the appraisal district, ask yourself if the property would likely sell for that amount. **If not, we encourage you to come in and discuss the value informally with an appraiser before** going to Appraisal Review Board hearing.

Good evidence to bring to the informal meeting includes recent closing statement, significant repair costs needed, pictures of interior issues, and any other factors that would impact the potential sales price. This notice also contains important information about the property's location, ownership, and exemptions applied to the property.

Estimated taxes will not be on the Notice of Appraised Value. The appraisal district only determines the market 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. Like 2021 & 2022, a postcard will be mailed to owner's 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 2023 market value.
- When and where the budget meetings are taking place to adopt the new rates.
- Website: comanche.countytaxrates.com/tax_website

Property owners who disagree with the appraised value of their property, exemptions or any other action by the appraisal district have the right to appeal to the Comanche County Appraisal Review Board (ARB). The ARB is a group of citizens who live in the county, are appointed by the Local Administrative Judge and are responsible for hearing and settling protests.

The deadline for filing a protest is 30 days from the date notice mailed which is **by June 16th this year.** However, the Appraisal District **encourages property owners to speak to appraisal district staff informally before filing a formal protest as some issues may be resolved informally.**

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, 2023, please include a brief explanation followed by good evidence explained above.** 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, by June 16th, to be scheduled for a formal hearing before the ARB.** The law contains specific timelines and procedures for the property owner, Appraisal District and the ARB throughout the appraisal protest process. 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, or on our website comanchecad.org under the links, or on the [State Comptroller's Web site](http://www.comptroller.texas.gov/taxinfo/proptax) at www.comptroller.texas.gov/taxinfo/proptax.

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

You may come by the office Monday – Friday from 8 - 4:30 but we encourage you to use any of the methods below.

Complete the Protest Form enclosed with your Appraisal Notice return by 6/16:

- **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.**