

For Immediate Release

10-3-24

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Jurisdiction Values, Protest Numbers and New Appraisal Review Board Website

We have completed 2/3 of the 2024 calendar year, the Appraisal District has certified values, jurisdictions are finalizing rates, and the Appraisal District is 5 weeks into the 2025 re-appraisal of property values in Region 1. The Appraisal Review Board (ARB) approved the records for 2024, and hearings have been completed except for about 18 protests.

The Appraisal District had 1277 properties inquired about informally with an appraiser and only 98 of the 1277 properties went on to a formal ARB protest hearing. 59 protests were withdrawn before scheduled with the ARB. The ARB had a total of 411 properties scheduled for a formal ARB protest, including 80 prior year protests. 106 settled or withdrew before the actual ARB hearing leaving the ARB to hear 305 property protests.

Comanche County for 2024 has a certified taxable value of \$1,718,842,614 which saw a 9% increase from 2023. The certified values were sent to the taxing jurisdictions for the taxing process. The jurisdictions determine effective tax rates and finally the tax rates that set how much tax each of us will pay. The budgetary need of each jurisdiction determines the tax rate needed to produce enough revenue to satisfy that jurisdiction's budget.

I often hear state lawmakers, taxpayers, and leaders complain that property taxes in our state are too high. And that is true when you only compare property taxation in Texas with other states. However, Texas is one of only 9 states that does not collect a personal income tax.

Want to learn more about the Texas local property tax system? Visit www.window.state.tx.us/taxinfo/proptax/basics/.

The 88th Legislative session, Texas House Bill 796 required the Chief Appraiser of each appraisal district to create and maintain a NEW publicly available and searchable Internet database that contains information regarding protest hearings conducted by the Appraisal Review Board established for the district. For each protest hearing conducted by the ARB, the database must contain: the name of each ARB member who attended the hearing; the date and time of the hearing; the account number and category for the property that was the subject of the hearing; the appraised value according to the appraisal district and the property owner's asserted value of the property that was the subject of the hearing; and the ARB's determination of the protest, including the ARB's determination of the value of the property if the hearing was to consider a protest regarding appraised value. The chief appraiser shall update the database not later than October 1 of each year. Beginning on January 1, 2025, the database shall include information for protests relating to the most recent tax year (2024) and each tax year

thereafter until the database includes information for protests relating to the most recent five tax years. Beginning on January 1, 2030, the database shall include information for protests relating to the previous five tax years.

The new ARB database will be available on October 1 on the Comanche CAD property search at <https://esearch.comanchecad.org>. There you will find a new search tab entitled “ARB search” which will allow you to search.

Should you have any questions that the Appraisal District can help with please contact us using one of the choices below.

To Contact the CAD staff:

- **Mail to: Comanche CAD, 8 Huett Circle, Comanche, TX 76442.**
- **Place it in the drop box at the Appraisal District front entrance.**
- **Email: info@comanchecad.org**
- **Call: 325-356-5253**
- **Fax: 325-356-1363**

We encourage you to use our website comanchecad.org for property research, available forms, and other valuable information.