

Appraisal Notices for Tax Year 2019 Are in the Mail to Area Property Owners

On May 20, 2019 the Deaf Smith County Appraisal District will mail the *2019 Notice of Appraised Value* forms to every taxpayer. Also, a property owner can check values online at www.deafsmithcad.org. The notices will include an estimate of 2019 taxes. However, the estimate does not include the Hereford ISD's bond rate for 2019 as law requires the use of the previous year's tax rate to calculate the 2019 estimated tax.

By law the standard for appraisals are their market values as of January 1. Property owners who disagree with the appraised value of their property, the exemptions or any other action by the appraisal district have the right to appeal to the Deaf Smith County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. Included with the notice of appraised value are instructions on how and when to file a protest and a protest form. A property owner who wishes to protest can do so by following these guidelines (in order):

INFORMAL REVIEW. The Appraisal Review Board requests that property owners FIRST have an informal meeting with the appraisers at the appraisal district. Most protests can be resolved through an informal hearing. A taxpayer can come by the appraisal district or call (806) 364-0625 for an appointment.

- Some property owners can protest online through the district's website. The appraisers can send the homeowner a settlement offer. The homeowner can accept the settlement or reject it. If the homeowner rejects the settlement offer then they will be assigned a hearing with the ARB.

REVIEW BY THE APPRAISAL REVIEW BOARD. If the informal review doesn't resolve the protest the matter will be heard by an independent board of citizens called the Appraisal Review Board. The ARB will hear both sides and make a determination of value. The law prohibits the Appraisal District and property owners from contacting the Appraisal Review Board Members before the hearing. **The deadline for filing protests is June 25, 2019.** The ARB will hear all timely filed protests on July 16, 2019.

- The ARB asks the taxpayer to keep in mind that the ARB has no control over the appraisal district's operations or budget, tax rates for local taxing units, inflation or local politics.

BINDING ARBITRATION / DISTRICT COURT. If you are not satisfied with the decision that the ARB makes, you have the right to go to binding arbitration or appeal to District Court.

WHERE TO FIND ADDITIONAL INFORMATION

Deaf Smith County Appraisal District
140 E. 3rd Street / PO Box 2298
Hereford, TX 79045

Phone: (806) 364-0625
e-mail: mpowers@deafsmithcad.org
Website: www.deafsmithcad.org

The Texas Comptroller's website contains helpful publications, forms (English and Spanish) at: <https://comptroller.texas.gov/taxes/property-tax/protests/index.php>, and videos at: https://comptroller.texas.gov/taxes/property-tax/video/homeowner-protest/presentation_html5.html https://comptroller.texas.gov/taxes/property-tax/video/business-protest/presentation_html5.html