

April 4, 2018

Property Owners Should Soon Start Receiving Appraisal Notices for the 2018 Tax Year

You may soon receive an appraisal notice from the Comal Appraisal District. The appraisal district mailed over 58,000 appraisal notices on April 2. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2018 property taxes.

Under Texas law, county appraisal districts are required to notify property owners about changes in their property's value. The notice contains important information about the property's location, ownership and property tax exemptions that apply to the property. It must also include an estimate of the taxes by local taxing units if your property value increased in the last year.

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 Comal County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The notice of appraised value includes instructions on how and when to file a protest, a protest form and the Comptroller's *Property Taxpayer Remedies*. **The deadline for filing a protest with the ARB is May 15** or 30 days after the appraisal district mailed your notice of appraised value, whichever is later.

The Comptroller's publication, *Property Taxpayer Remedies*, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. The publication also discusses the options of taking your case to district court, the State Office of Administrative Hearings or binding arbitration if you are dissatisfied with the outcome of your ARB hearing.

The *Property Taxpayer Remedies* publication is available from the Comal Appraisal District at 900 S. Seguin Ave. in New Braunfels, TX. The publication is also available from the Comptroller's Property Tax Assistance Division's website at comptroller.texas.gov/taxes/property-tax/.