



Tax Code Section 23.01

Requires all taxable property to be appraised at market value as of January 1 by local taxing units/appraisal districts.

Conditions of Market Value

1. Exposed for sale in open market
2. Both seller & buyer know the uses & purpose of the property.
3. Both seller & buyer seek to maximize their gain & neither is in position to take advantage

Do you know about your
**Property Taxpayer
Bill of Rights?**

Find out more:
<http://bit.ly/PropBOR>



HOMESTEAD EXEMPTIONS

*** NEW LAW, effective January 1, 2022, provides property-tax relief by allowing homebuyers to file for homestead exemptions in the year when they purchase the property, provided it is their primary residence.**

If you live in your home you may qualify for a homestead exemption which helps you save money on property taxes. An exemption removes part of the taxable value of your property.

For Example: If your home is valued at \$100,000 and you qualify for a \$25,000 homestead exemption from a taxing jurisdiction you will pay taxes on your home as if it was worth only \$75,000.

PENDING VOTE - Texas Proposition 2, Increased Homestead Exemption for School District Property Taxes Amendment. May 2022 - GO VOTE and help provide increased benefits.

HOMESTEAD EXEMPTION (IN MOST OF AUSTIN)

Travis County Health Care: 20% of appraised value
City of Austin: 6% of appraised value
Austin I.S.D.: \$25,000 exemption beginning in 2016
Travis County: 20% of appraised value
A.C.C.: \$5,000 exemption

BENEFITS FOR SENIORS:

- Taxable value for homeowners over 65 is capped for school district taxes - homeowner MUST apply
- Prorated Tax year but usually get full year
- Additional \$10,000 exemption
- Deferral of delinquent or future taxes at 8% interest –does not cancel tax obligation
- Taxes can be paid in 4 installments
- Surviving spouse (55+) of deceased over 65 homeowner can receive benefit
- Ceiling can be transferred to new property

2022 Dates to Remember:

April 18, 2022

Informal Process Begins

May 18, 2022

Protest Deadline

June 30, 2022

Last Day of the Informal Process

June 21, 2022

ARB Hearings Begin

STAGES OF THE APPRAISAL PROCESS

Appraisal or Value Stage January to mid-May	Protest Stage Mid-May to July	Assessment / Rate Setting Stage July to October	Collection Stage October to January 31
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AGENT JILL STRATEGIES TO PROTEST

Phase 1: FILING OPTIONS

DO NOT E-FILE unless you plan on handling the entire protest on your own. Texas law only gives homeowners one chance to protest per property. * e-file not the same as online file

Online

According to TCAD, "by filing online, you will receive an immediate confirmation that your protest has been filed. Additionally, you will be able to upload comments and evidence related to your protest, review evidence from the appraisal district, and accept/decline any settlement offer through your online account."

Set up your account by using the property owner ID and pin number on your Notice of Appraised Value. If you do not have a property owner ID or pin number, contact the TCAD Customer Service Department for assistance.

By Mail

You can send us your protest by mail at:
**Travis Central Appraisal District
PO Box 149012, Austin TX 78714**

In-Person

You can stop by TCAD's office during normal business hours
**850 East Anderson Lane
Austin, TX 78752**

Phase 2: EVIDENCE STRATEGIES & PREPARATION

Decide which protest argument best fits your need: Sales or Equity

SALES ARGUMENT

- Determine the condition of your property based on CAD property conditions.
- Gather documentation that supports this position.
- Examine Improvements with a critical eye.
- Develop Information unknown to the district.
- Make sure comps are within your CAD neighborhood.
- Crime & noise influences are difficult to establish unless you can show undue & repeated threat.
- Do not rest your case on minor home repairs. CAD often classifies as normal home maintenance.
- Do not volunteer information about improvements you have made.
- Use your special knowledge about the detrimental aspects of your neighborhood & property.
- 10-14 days prior - place open records request via fax to CAD for decisions made in your tax neighborhood.
- If you have multiple properties, request to protest them all together.

- * Evidence packet now available online when you register

Types of Evidence

- Settlement or closing statement
- Written: market analysis
- Written: equity analysis
- Current fee appraisal
- Engineers report citing problem
- Government report
- Cost to cure estimates
- Expense opinion
- Pictures
- NOTE - Realtor CMA NO LONGER RECOMMENDED.

EQUITY ARGUMENT

- Equity comparables include all homes in your neighborhood regardless if they sold or not.
- Equity comparables can be any home within your neighborhood code - goal to identify 5-7 properties
- Analyze TCAD evidence materials to identify values of surrounding neighbors properties.
- Determine if there are inequities in value that support a lower value.
- Be mindful of selecting similar condition properties and lots.
- Community collaboration and discovery. Shared Excel or Google Spreadsheet.
- Greater availability of online resources

Phase 3: INFORMAL HEARING

- All informal hearings are conducted by phone this year (2022). AFTER FILING, reserve a call-back time online at traviscad.org
- Informal adjustment offers will also be available in the online portal if you submitted your forms online.
- Your informal offer might take up to 10 days to be sent.
- Burden of proof is typically on the county.
- Don't miss the appointment.
- Be prepared & be courteous.
- Let them talk first. "I'm here to find out why the county has added value to my home." Listen & learn. They may make adjustments on the spot.
- Then state you have additional evidence that you would like the CAD to consider.
- Present evidence.
- Do not talk about your inability to pay.
- Forget about tax rates. The tax rate is not decided by the appraiser.
- If the appraiser is not using reasonable comparable properties, be sure to point this out.
- You have a right to ask for a manager or another appraiser if you are being treated unfairly.
- Do not leave evidence with the appraiser.
- If you reject you are electing to go to the Formal Hearing. If the offer is close to what you want - accept!

Phase 4: FORMAL HEARING

- Burden is on YOU to discredit the county. Preponderance of evidence wins.
- Formal Hearing is in front of the Appraisal Review Board (ARB) 5 person panel. Will be a teleconference this year.
- Evidence must be uploaded to your TCAD online portal ahead of time so every member of the panel has access.
- You have the right to cross examine.
- Testimony is under oath. Hearing is recorded & evidence may be retained.
- Talk is cheap, you must have substantive info.
- If you are dissatisfied with results at the formal hearing, the next step is arbitration.

Tax Professionals

- Home Tax Shield - www.hometaxshield.com
- Texas Protax - www.texasprotax.com
- Five Stone Tax Advisors - www.fivestonetax.com
- Texas tax Protest - www.texastaxprotest.com
- Discount Property Taxes - www.discountpropertytaxes.com

The Austin Holistic Real Estate Group

The New Support Wing of the Agent Jill Team

Expanded Community Office Hours

As our city and community face changes in this post-pandemic landscape, the Agent Jill Team is evolving and responding to continue to deliver the best support for our neighbors.

So many things related to housing can be overwhelming, but I'm

The **AGENT JILL TEAM**
Jill Leberknight • AgentJill.com



committed to being a resource for our community in any way I can.

I offer weekly office hours to chat about life transitions that involve your homestead. Perhaps it's a challenging relocation, an overdue remodel, or long-term home planning. I have experience helping homeowners goal set and plan.

To schedule a time to talk, scan the QR code below or visit:

[Calendly.com/AustinAgentJill](https://calendly.com/AustinAgentJill)

I'm excited to learn how I can use my knowledge, resources, and network to support you!

- Jill

To schedule a free meeting, scan here:



The **AGENT JILL TEAM**
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