

## How Is My Property Appraised?

Properties in Taylor County are reviewed and analyzed by an appraisal district appraiser every year.



On-site property inspections are also performed. During the inspections, the appraiser reviews property characteristics and records any changes from the last review cycle. (For example, if you have added or removed a barn or shed.) The appraiser also looks closely at your improvements (houses or buildings) to see if there is any change in the exterior condition of your property.

Appraisal District appraisers verify the

- Size of your improvements
- Construction quality
- Physical condition of your improvements

*If your property has an interior problem that is not visible from the exterior, an appraiser will review the interior of your home, upon your permission.*

Using these facts, the appraisal district will determine the market value of your property as of January 1, considering one of three methods of appraisal:

- Sales comparison / market approach
- Cost approach
- Income approach

Because the appraisal district is placing a value on a large number of properties annually, the appraisal district must utilize applicable features of each method and apply them uniformly to similar properties in a process known as **mass appraisal**.

### Sales Approach

In order to determine the value of your property, the appraisal district must first know what properties have sold, and how much they are selling for within your neighborhood, in today's market. By maintaining a database of real estate transactions, we can arrive at the property value by studying sales of comparable properties.



### Cost Approach



This method of appraising property is based on how much it would cost today to build an identical structure on the property. If the property is not new, we must also determine how much value the building has lost over time due to depreciation.

### Income Approach

This method is preferred when appraising an income producing property. This approach determines value through analysis of income and expenses to determine market value. Consideration is given for operating expenses, maintenance costs, and the return (or profit) that could be reasonably expected on the property.



### Mass Appraisal

There are basically only two kinds of appraisal, *fee appraisal* and *mass appraisal*. Both types of appraisals utilize the same basic appraisal principles and theories. A fee appraisal utilizes the three methods discussed above, but with only one parcel of property being valued. Mass appraisal values the entire county, where market areas, neighborhoods, subdivisions, and large groupings of similar properties are appraised at one time by adopted standards.

### What about my oil or gas property?

The value of your oil or gas property is based upon the reserves left in the ground rather than the amount of money you received in the last calendar year. If you need more information about the appraisal of this complex property, the appraisal district can provide someone to explain the appraisal method to you.



### What about my business personal property?

The appraisal district performs yearly on-site inspections of each business personal property that is within Taylor County. Personal property is property that is not real property. For a business, this would include inventory, furniture, vehicles and equipment that are used in the business.



The Texas Property Tax Code (TPTC) Section 22.07 provides that the chief appraiser or his authorized representative may enter the premises of a business, trade, or profession and inspect the property to determine the existence and market value of tangible personal property used for the production of income and having a taxable situs in the county. An inspection under this section must be during normal business hours or at a time mutually agreeable to the chief appraiser or his representative and the person in control of the premises.

### Appraisal district business personal property appraisers verify

- Ownership
- Location (or situs) of the business personal property
- Assets within the business on January 1<sup>st</sup>

### Business Personal Property Renditions

Business Personal Property owners are required by TPTC Sec. 22.01 to render for taxation all tangible personal property used for the production of income that the person owns or that the person manages and controls on January 1. A rendition statement shall contain:

- the name and address of the property owners;

- a description of the property by type and category;
- if the property is inventory, a description of each type of inventory and a general estimate of the quantity of each type of inventory;
- the physical location or taxable situs of the property; and
- the property owner's good faith estimate of the market value of the property or, at the option of the property owner, the historical cost when new and the year of acquisition of the property.

### When is my business personal property rendition due?

Rendition forms for business personal property are due by April 1<sup>st</sup>, as provided by TPTC Sec. 22.23 (c).

If the rendition form is not submitted by the deadline of April 1<sup>st</sup> as set forth by the property tax code, a **10 percent penalty** will be added to the October 1<sup>st</sup> tax statement for that year.

Property owners that require additional time to file the business personal property rendition may do so by submitting a written request. The deadline will then be moved to May 1<sup>st</sup>. The chief appraiser may extend the deadline another 15 days for good cause shown in writing by the property owner.



### Confidential Information

TPTC Sec. 22.27 (a) provides that all "rendition statements, real and personal property reports, attachments to those statements and reports, and other information the owner of property provides to the appraisal office in connection with the appraisal of the property, including income and expense information related to a property filed with an appraisal office and information voluntarily disclosed to an appraisal office or the comptroller about real or personal property sales prices after a promise it will be held confidential, are confidential and not open to public inspection. The statements and reports and the information they contain about specific real or personal property or a specific real or personal property owner and information voluntarily disclosed to an appraisal office about real or personal property sales prices after a promise it will be held confidential may not be disclosed to anyone other than an employee of the appraisal office who appraises property except as authorized by TPTC Sec. 22.27 (b) of this section."

### Homestead Exemptions

The Texas Property Tax Code provides for a residence homestead exemption on property that is your home and you occupy it as your principal residence. There are additional exemptions if you or your spouse is over 65, disabled or disabled veteran. These exemptions will reduce the amount of taxes imposed on the property.

### Market Value and Taxable Value - What's the difference?

When you receive a Notice of Appraised Value from the appraisal district on May 1<sup>st</sup>, you will see a listing of market values, both from last year and proposed for this year for your land and improvements. If you have a residential homestead exemption on your property, you might notice that your *taxable value* is less than your *market value*. That's because Texas law provides the taxable value of a residence homestead property can only increase by ten percent per year, regardless of how much the market value increases. Your taxable value may increase at a rate of ten percent per year until it matches the district's appraised market value.

If you have applied for and are receiving a special valuation for agricultural, timber, or wildlife management use on your land, you will also see the productivity value that has been assigned to your property. In this case, your taxes in October will be based upon the productivity value rather than the market value of the property.

### How can appraised value change from year to year?

Property tax is "ad valorem," which means "based upon value." When the market value of a property changes, so may its appraised value. Your property's market value can change as a result of the economy in general or because of changes you've made to the property, making it more valuable. A sluggish economy, slow growth, and no demand or few potential buyers in the market may cause a decline in property values. Likewise, a growing economy with rapid growth may cause a rapid increase in property values.



### What if I disagree with the value placed on my property by the appraisal district?

If you disagree with the value that has been proposed on your property, you should contact the appraisal district within 30 days of receiving a Notice of Appraised Value. If you are not satisfied with the explanation given to you, then you have the right to file a formal protest with the Appraisal Review Board (ARB). The ARB is a panel of local citizens that will listen to evidence presented by both you and the appraisal district. They will then make a determination regarding the issues you have protested.



### Appraised Value and the Tax Rate

The information gathered in the field and the rendition form received are used by the appraisal district to estimate the appraised market value of your property as of January 1<sup>st</sup>. Tax collections begin on October 1<sup>st</sup>.

The taxing jurisdictions (county, cities, schools, and water districts) adopt a tax rate that will fund their operating budgets. These tax rates are expressed as a dollar amount for every \$100 of taxable value and are adopted every year in August public hearings.

### How are my taxes calculated?

Your taxes are calculated by dividing your taxable value by one hundred and multiplying by the jurisdiction's tax rate. For example:

Market Value	\$50,000
Less Exemptions	-\$15,000
Taxable Value	\$35,000
Apply Tax Rate	\$0.50 per \$100
Assessed Taxes	\$175.00

For more information visit our website or contact us.

**Taylor County Appraisal District**  
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Abilene, Texas 79604  
325-676-9381  
[www.taylor-cad.org](http://www.taylor-cad.org)

Additional information can  
be found on the Texas  
Comptroller's website.  
Website address is  
[www.comptroller.texas.gov](http://www.comptroller.texas.gov)



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### Contact Information

For more information visit our website  
or contact us.

**Central Appraisal District  
of Taylor County**  
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