

HOW TO PROTEST YOUR PROPERTY TAXES

RIO GRANDE VALLEY · ROMA TO SOUTH PADRE ISLAND

IT IS YOUR RIGHT

As a Texas property owner, you can protest to your county's appraisal review board (ARB) if you disagree with the appraisal district's value or any of its actions on your property.

Deadline: May 15, or 30 days after the appraisal district mails your notice, whichever is later. ***It is FREE to file.***



FILING YOUR PROTEST

1 Watch for your appraisal notice

If your value went up, the district sends a notice by April 1 for a homestead, or May 1 for other property, or as soon as practical after.

3 Ask for an informal review

You can request an informal conference with the appraisal district to try to settle your protest before the hearing.

2 File a Notice of Protest

Send **Form 50-132** to your appraisal district, or protest online where your county offers it. See your county below.

4 Attend your ARB hearing

You get written notice at least 15 days ahead. The ARB hears you and the district, then mails you a written order.

FILING A LATE PROTEST

- * **Good cause:** the ARB may grant a late hearing if you show good cause for missing the deadline.
- * **No notice received:** protest before your taxes become delinquent.
- * **Over-appraised** by at least one-fourth (homestead) or one-third (other property): file a motion for correction.
- * **Errors:** clerical mistakes, double appraisals or wrong ownership can be corrected for this year and the five before it.

IF YOU DISAGREE WITH THE ARB

You can appeal the written order. Which option fits depends on your property and its value.

- * **District court:** file within 60 days of receiving the order.
- * **Binding arbitration:** request within 60 days. Open to any homestead, or other property valued at \$5 million or less.
- * **State Office of Administrative Hearings:** for values over \$1 million. File notice within 30 days.

FILE WITH YOUR COUNTY APPRAISAL DISTRICT

STARR

Starr Central AD

eprotest.starrcad.org

(956) 487-5613

HIDALGO

Hidalgo County AD

hidalgoad.org

(956) 381-8466

WILLACY

Willacy County AD

eprotest.willacycad.org

(956) 689-5979

CAMERON

Cameron AD

www.cameroncad.org/Pages/PublicPortal

(956) 399-9322

More information: comptroller.texas.gov/taxes/property-tax/protests

General information only, not legal or tax advice.



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