

May 3, 2018

Protesting your Property Value with the Somervell Central Appraisal District

May 15, 2018 is the deadline to protest the appraised value of your property. All property owners have the right to protest and subsequently appeal the appraised value of their property. In order to protest, property owners must file a notice of protest with the Somervell Central Appraisal District (Somervell CAD) at 112 Allen Drive in Glen Rose, or online at www.somervellcad.net on or before the May 15, 2018.

The protest process is a simple and straightforward way for property owners to provide evidence that may result in a reduction of the appraised value of their property. After the protest is filed an informal agreement may be reached between the appraisal district and the owner on the value of their property. If an agreement is not reached, the property will be scheduled for a hearing with the Appraisal Review Board (ARB).

The ARB is an independent panel of five Somervell County residents convened to hear evidence from the property owner and the appraisal district concerning the property's appraised value. Hearings are conducted in a relaxed manner with a simple format so that property owners can present their evidence and arguments without any special skills or requirements. Information about the time and format of protest hearings is provided to the property owner at least 14 days prior to the scheduled hearing date. On the day of the hearing, the owner and the appraisal district present their evidence and arguments to the ARB. The ARB then determines if any change should be made to the appraised value of the property based on the evidence presented. If the property owner is satisfied with the outcome of the hearing no other actions will be necessary. If the owner disagrees with the ARB's determination they have the ability to appeal the ARB's order in District Court.

There are a few points a property owner should keep in mind if they are thinking of filing a protest:

1. If you are uncomfortable with the protest process you have the option of hiring a state licensed Property Tax Consultant to represent you. A Property Tax Consultant is a person who performs property tax consulting services for compensation. Property Tax Consultants are licensed by the Texas Department of Licensing and Regulation ("TDLR"). A person performing property tax consulting services must register with the TDLR unless they are exempt from registration. Property Tax Consultants receive TDLR education and training to ensure that they provide the taxpayer with competent representation, and avoid complications that may arise if they are being represented by someone not familiar with the laws and rules governing our state property tax system. It also gives the taxpayer the ability to have recourse against the Property Tax Consultant if they feel that the protest of their property was mishandled, or that the property owner was not represented properly.
2. Your protest pertains to the value of the property, not the amount of taxes you pay. You are more likely to get relief if your evidence and argument shows why you believe the value of your property is too high. The amount of taxes you pay is determined by the taxing entities when tax rates are set, and is therefore outside of the purview of the ARB.
3. Provide evidence to support your argument. If you have a hearing, your appraised property value is more likely to be reduced if you provide written or illustrated evidence showing why you believe the property is over-valued. Once any evidence is given to the ARB it cannot be returned. If you are unable to make copies the appraisal district staff can make copies for you.
4. Before you protest check to see if you are receiving all of the exemptions you are entitled to. Every taxpayer is entitled to a Residence Homestead Exemption on their primary residence. The exemption does not have an effect on the appraised value of your property, but it does reduce your tax burden.

If you have any further questions or would like more information you can contact the Somervell Central Appraisal District at (254)-897-4094, or through our website at somervellcad.net. Additional information can also be found on the website of the Texas State Comptroller Property Tax Assistance Division (<https://comptroller.texas.gov/taxes/property-tax/>)