

## MIDLAND CENTRAL APPRAISAL DISTRICT 2021 PROPERTY TAX PROTEST PROCESS

Midland Central Appraisal District mailed Notices of Appraised Value for real property on May 18, 2021. ***The tax year 2021 is a reappraisal year, therefore all property owners or their authorized agents will receive a valuation notification by U.S. Mail. The deadline to file a protest on residential property is June 18, 2021.***

The Notice of Value represents property values as of January 1, 2021 pursuant to Property Tax Code Section 23.01(a).

**For 2021, the district will not be offering in-person (walk-in) informal reviews.** Instead of unscheduled walk-in visits, the appraisal district is requiring property owners who wish to communicate with an appraiser or discuss concerns regarding their property, to complete and return the [Informal Contact Form](#). A staff appraiser will make every effort to contact them before the property deadline. This new form will be available at the district offices, or may be obtained on the appraisal district's website at [www.midcad.org](http://www.midcad.org).

By utilizing this form, property owners who have questions, or want to discuss the value placed on their property can contact an appraiser using one of the methods listed below before the protest deadline. Property owners will be asked to present evidence of the market value of their property. Such evidence consists of closing statements, listing agreements, fee appraisals, pictures, and surveys, as well as observations and comments. Income and expense statements and rent rolls will be required when reviewing income producing commercial property.

Our goal is to treat all property owners in a fair and equitable manner, and this can best be accomplished when you provide evidence to us about your property as soon as possible. If after working with an MCAD appraiser, you still not able to resolve your concerns informally, you may wish to file a formal protest to the Appraisal Review Board (ARB). Once again, IF you have not heard from an appraiser by the time of your protest deadline....please file a formal protest with the ARB. This will allow our staff appraisers to keep working on your account for a possible settlement before the time of a formal ARB hearing.

An ARB formal protest form was included in your Notice of Appraised Value, or you can file your formal protest online on the district's website.

The details of how to contact the appraisal district are outlined below.

## Informal Inquiry Procedures

Informal Inquiry filing options (Available May 18 – June 17, 2021):

- Phone: Call (432) 699-4991. Your information will be taken by the Operator, and your call will be transferred to an appraiser. If an appraiser is not available, the call will be sent to voice mail. Due to the volume of calls, expect delays in return callbacks. Phone calls are taken on a first come, first serve basis.
- You may also email your inquiry to one of the following district email address, depending on the category of your property type: Please use the [New Informal Contact Form](#), which is found on the district's website.

For Residential Property: [residential@midcad.org](mailto:residential@midcad.org)

For Commercial Property: [commercial@midcad.org](mailto:commercial@midcad.org)

For Business Personal Property: [bpp@midcad.org](mailto:bpp@midcad.org)

For Agricultural or Vacant Land: [agland@midcad.org](mailto:agland@midcad.org)

For All other or general inquiry: [help@midcad.org](mailto:help@midcad.org)

On the [Informal Contact Form](#), make sure to include the owner name, property address and Property ID number along with any supporting documentation and/or evidence as to why you feel the market value of your property is incorrect.

As stated above, all informal inquires will receive a response from an appraiser on a first come, first serve basis. Expect delays in returned calls or responses to your email.

If you feel you have not been contacted in a timely basis, you are encouraged to file a formal protest with the Appraisal Review Board (ARB) before the protest deadline.

**DEADLINE FOR FILING PROTEST WITH THE ARB FOR REAL PROPERTY  
WILL BE JUNE 18, 2021, OR 30 DAYS AFTER THE DATE THE  
APPRAISAL NOTICES WAS MAILED TO YOU, WHICHEVER IS LATER.**

Protest forms will be made available online at [www.midcad.org](http://www.midcad.org).

Your protest form may be mailed to

**Midland Central Appraisal District  
P.O. Box 908002 Midland, Texas 79708-0002**

See below for Formal Protest Procedures

## Formal Protest Procedures

ARB hearings will be conducted beginning June – until completed

***If you wish to file a formal protest with the Appraisal Review Board, you must file the protest in writing before the protest deadline.***

A protest form is included with your notice. The deadline to file a protest will be stated on the notice you received. If you wish to file a formal protest, complete the included form, sign it, and mail to the address shown for the Midland Central Appraisal District.

Please be sure to include with your protest any supporting documentation and/or evidence pertaining to the issue of your protest. In addition to completing and mailing the protest form with your notice, you may also file a formal protest as follows:

- Downloading the Protest Form in PDF format from the appraisal district's website: [www.midcad.org](http://www.midcad.org). Mail the form to the appraisal district.
- Online: The instructions on filing a protest online will be included in the appraisal notice. You may not have received a notice, if your value was not increased.
- Personal Letter: Although using the official protest form is preferred, it is not required. You may mail a personal letter of protest addressed to: Appraisal Review Board, to: **P.O. Box 908002, Midland, TX 79708-0002**. Please include your name, property address, phone number, and the nature of your complaint, and any supporting evidence. Please sign the letter.
- Email: Formal Protest forms may be submitted by email to: [arb@midcad.org](mailto:arb@midcad.org)

All formal Appraisal Review Board protest hearings will be held either via telephone, written affidavit, or IN PERSON, depending on the option you choose on protest form. You will receive a appointment letter stating the date and time of the hearing, along with detailed instructions, ARB hearing procedures, and guidelines, prior to your formal ARB hearing.

Affidavits with evidence for a hearing by telephone conference call, or a hearing by written affidavit, must be notarized and submitted to the ARB before the hearing begins. MCAD will not be able to notarize the affidavit for you.

**DEADLINES FOR FILING PROTEST WITH THE APPRAISAL REVIEW BOARD  
IS 30 DAYS AFTER THE DEADLINE DATE STATED ON YOUR APPRAISAL NOTICE  
WHICHEVER IS LATER. (SEE DEADLINES BELOW)**

## 2021 REPORT OF NOTICES AND DEADLINES

The year 2021 is a reappraisal year for the Midland Central Appraisal District. Property valuation notifications have been mailed to taxpayers and/or agents in accordance with the criteria set forth in Sec 25.19 of the Texas Property Tax Code. This is accomplished by three separate mailings.

Valuation notices for approximately 70,807 real property accounts were prepared and mailed on Tuesday, May 18, 2021. This mailing included notices for individual accounts and multiple property owners. Additional notices were mailed to property owners who may qualify for a homestead exemption as required by the Property Tax Code.

The statutory protest deadline for all property is May 15th, or 30 days from the date the notices were mailed, excluding weekends and holidays. This year the deadline to protest for **Real Property** owners who received a notice is on...

**June 18, 2021.**

Also, on May 12, 2021, Notices prepared by our valuation contracting firm, Prichard and Abbott, were mailed to owners of **Minerals and Industrial Personal Property**. There are approximately 190,680 mineral accounts. The deadline for filing a protest on these notices will be on...

**June 11, 2021.**

Finally, on June 7, 2021, the district will mail notices to owners of **Business Personal Property and Mobile Homes**. The total for all personal property notices to be mailed by MCAD is approximately 10,128 for business PP, and 5,382 mobile homes. The deadline for filing a protest will on...

**July 7, 2021.**

The Appraisal Review Board (ARB) is scheduled to begin protest hearings at the end of May. The thirteen member ARB will meet in two or three member panels. The hearings are scheduled Tuesday through Thursdays of each week with additional hearings as required. The hearings will continue throughout the months of August or September.