

PALO PINTO APPRAISAL DISTRICT
PO BOX 250 * PALO PINTO, TX 76484 * 940-659-1281

Common questions

What are your typical hours of operation?

The Appraisal District is open from 8 AM to 4:30 PM Monday through Friday. Our office is located at 200 Church Ave. Palo Pinto, TX 76484. If you visit our office, please arrive at least 15 minutes prior to office closing. If you have more multiple issues to discuss with PPAD, then you should arrive well in advance of PPAD's closing times as all discussion with a PPAD staff member should conclude at the close of PPAD's business hours.

What is this "Notice of Appraised Value" and why did I receive it?

This "Notice of Appraised Value" officially notifies you of the proposed value of your property and any exemptions that you are receiving.

The Texas Comptroller's Property Tax Assistance Division (PTAD) conducts a Property Value Study (PVS) every 2 years. The PVS is an independent estimate mandated by the Texas Legislature, ensuring that property values are at or near 100% (fair) market value for equitable distribution of state funding for public education. The PTAD auditor gathers sales, randomly selects a sales sample and/or conducts appraisals and compares sales prices and appraisals against PCAD values. The auditor will calculate the difference in percentage between PCAD values and the PTAD sample of sales price and/or appraisals; this percentage must be between 95% - 105%. The Commissioner of Education uses the PVS to ensure equitable distribution of education funds so school districts have roughly the same number of dollars to spend per student.

Why didn't I receive an appraisal notice?

The Appraisal District is only required to send an appraisal notice if you rendered your property, if the value increased by \$1000 or more, or if there was an ownership change. Assuming your property did not meet these criteria, then you would not have been mailed an appraisal notice; however, you can still file a written or online protest for the current tax year. All protests must be post marked and/or delivered to our agency on or before the statutory deadline.

How is the value of my property determined?

Many factors are taken into account to determine market value. A few of the factors are local market conditions, housing availability, size and quality of construction, age, location, and condition. PPAD uses mass appraisal techniques to value roughly 20,000 residential properties. Mass appraisal is an accepted technique for valuing a large group of properties in a manner that allows for statistical testing for accuracy and uniformity. Sales of comparable properties are used to value other similar properties that did not sell. Current sales are the most accurate indicator of market value; however, a statistically valid number of sales are used, not just a single sale. Uniformity of valuation among similar properties and between categories is as important as market value.

The volume of sales in Palo Pinto County have been increasing at a rapid pace due to supply and demand. The growth of many new subdivisions across the county and the demand for existing properties have also contributed to this increase.

What is a homestead cap increase?

In order to prevent sharp increases in home property taxes from year to year, Texas voters in 1997 approved a constitutional amendment, which became effective January 1, 1998, to limit increases in the taxable value of a qualified residence homestead. To qualify, the property must be your residence homestead, and you must have received a homestead exemption in your name in both the current and previous years.

Under this law, the value for tax purposes (appraised value) of a qualified residence homestead will be the LESSER of:

- the market value (what the property would sell for on the open market); or
- the preceding year's appraised value
- plus (+) 10%
- plus (+) the value of any improvements added since the last re-appraisal.

EXAMPLE: In 2020, a home with a residence homestead exemption had an appraised value of \$100,000. The home had no new improvements made between 2020 and 2021.

In 2021, the appraisal district determines the market value of the home be \$140,000. The value for property tax purposes will be the lesser of:

- TAX YEAR 2021
 - o \$140,000 (the market value of the home); or
 - o The 2020 appraised value of \$100,000 plus (+) 10% (2021 Appraised Value = \$110,000)

In 2022, the appraisal district did not reappraise and the market value of the home remains at \$140,000. The value for property tax purposes will be the lesser of:

- TAX YEAR 2022
 - o \$140,000 (the market value of the home); or
 - o The 2021 appraised value of \$110,000 plus (+) 10% (2022 Appraised Value = \$121,000)

In the "TAX YEAR 2022" example above, although the market value (\$140,000) of the home was not increased in 2022, the appraised value (\$121,000) increased an additional 10% due to the homestead cap loss from prior years. The appraised value will continue to increase 10% each year until it "catches up" to the market value.

Where can I find my estimated taxes?

The estimated taxes are no longer located on the Notice of Appraised Value. In the 86th Texas Legislative Session, Sec. 25.19 of the Texas Property Tax Code was changed. "25.19 (b)(5) [Effective until January 1, 2022] if the appraised value is greater than it was in the preceding year, the amount of tax that would be imposed on the property on the basis of the tax rate for the preceding year;" 25.19 (b)(5) was change to "[Effective January 1, 2022], the following statement: "The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials";"

You can still find your estimated taxes on our website www.isouthwestdata.org, choose Palo Pinto Appraisal District from the **Appraisal District** drop down menu. Or, Beginning August 7th, visit www.Texas.gov/PropertyTaxes to find a link to your local property tax database where you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

It's important to remember that the value on the "Notice of Appraised Value" is only one piece of the puzzle. Once an appraisal roll is certified for a year, the taxing units must look at their budgets and determine what tax rate they will need to adopt to fund their budget. The budget and tax rate adoption process for taxing units are mandated by law and calculations and notices of meetings are delivered via publication in the newspaper. There are very specific steps a taxing unit must follow to provide transparency in this process. The adopted budget and tax rate of the taxing units dictate the amount of the tax burden. Tax rates are usually established in late summer or early fall.

I am over 65 years of age. Are my taxes frozen?

You may receive a "tax ceiling" for your total school taxes; that is, the school taxes on your home cannot increase as long as you own and live in that home. The tax ceiling is set at the amount you pay in the year that you qualify for the Over-65 homeowner exemption. Other taxing units may adopt a tax ceiling. Tax ceilings can go up if you significantly improve your home (other than by ordinary repairs and maintenance).

What can I do if I disagree with the appraised value of my property?

If you believe that your value is incorrect, fill out the Notice of Protest provided or go on line at www.isouthwestdata.com, choose Palo Pinto Appraisal District from the **Appraisal District** drop down menu, to file a protest (provide your opinion of value on the protest form). After you file a protest, an appraiser may contact you OR the Appraisal Review Board will contact you for a hearing. Provide contact information on the protest form. Provide any evidence, closing statements, fee appraisals, photos, repair estimates, etc. that will assist in your protest.

I forgot to file a protest. Can I still get my value lowered?

Typically, no. If a taxpayer does not file a timely protest, neither the appraiser nor the ARB can make a value adjustment to your property. You should follow up on your issue(s) after August 1. If you believe there are good cause reasons (i.e., hospitalization) as to why you could not file a timely protest, then you should write the ARB, state the facts and document (provide medical receipts on hospitalization) your reasons. The ARB will make a determination and respond back to you in writing. Forgetting to file a protest or not knowing the protest deadline are not considered good cause reasons to grant you a late protest. If you believe there is a clerical error or substantial error associated with your property value, then you should speak to an appraiser who will clarify if there are any remedies available to correct the clerical error or substantial value error.

Can someone come out and look at my property?

The Appraisal District will look at your property at your request under certain restrictions. If an on-site inspection is required, the appointment will be during normal working hours. An inspection request during the Appraisal Review Board (April through July) process would be difficult to schedule due to time and staffing constraints.

How do I get sales information?

You should be able to get sales information from real estate agents that sell property in your area. The Appraisal District will make available the sales information used in the valuation of your home if a protest has been filed.