

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.

You raised my value more than 10%. How can you? I thought it was limited.

The Texas Property Tax Code states that a residential homestead is limited to a 10% increase. Also, keep in mind:

- Homestead limitations take affect one year after you receive your homestead exemption. This means anyone who purchased a property between January 1, 2020 and December 31, 2020 would not be eligible for a limitation in 2021 as they are not eligible for a homestead exemption until January 1, 2021. Your homestead exemption must be in place for a period of one year to be eligible. Rental properties and/or properties that do not have a homestead exemption are not eligible for the limitation amount.
- Limitations do not apply to new improvements added in that tax year such as pools, room additions, any new construction, etc.
- Limitations are removed when a property changes ownership.
- “Capped” Appraised Value minus applicable exemptions equals taxable value.
- If a property qualifies for a “Capped” Appraised Value, the District will also maintain a Market Value as well. If you disagree with the Market Value but are in agreement with the “Capped” Appraised Value, you should still protest the Market Value.
- The “Capped” Appraised Value will increase by 10% per year until it eventually equals the Market Value of the property. For example, if you add a swimming pool, a garage, a storage building, a room to your home, or significantly remodel your home, your tax ceiling can rise.

The proposed value appears correct, but the estimated tax amount seems unreasonable?

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, not the estimated taxes, fill out the Notice of Protest provided or go on line at www.southwestdata.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 you believe there are good cause reasons (i.e., hospitalization) as to why you could not file a timely protest, then you should file a protest with the ARB, state the facts and document (provide medical receipts on hospitalization) your reasons as to why you are filing late. The ARB will schedule a hearing and make a determination if there is good cause for filing your protest late. Deadline for doing so is July 14th 2021. 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.

Was your property damaged by the recent winter storm?

If you had damage, go to www.southwestdata.com, choose Palo Pinto Appraisal District from the **Appraisal District** drop down menu, print the exemption application and file it by May 28, 2021. You must have at least 15% physical damage to qualify.