

KNOWLEDGE IS POWER

You may be thinking, “*Oh no! – Here we go again. My taxes are up and the economy and my wages are down. I am so upset!*”

Understanding the system and what your notice means is the **1st step** in the process. Therefore, the following information is provided for your benefit. We want to help you through this process.

Look at the market value for your property. Our job is to appraise the property at the value it would sell for as of January 1, of this tax year. If your property value is correct, we will not be able to help you.

The news may be saturated with conflicting information about the market value of homes and in general the state of the economy. We will not discuss the state of the economy, but we will discuss the market value of homes that are selling in Montague County. We will use factual information, such as the number of homes sold and what they are selling for. We cannot predict the future, but we can justify or validate our value with factual information.

We appraise property using “mass appraisal techniques”, in an attempt to appraise property equally and uniformly. There may be facts about your property that we are not aware of. If you want us to do an interior inspection of your home, ask us. We **want** your value to be a fair market value.

Visit with the appraiser, look at the sales, and if you still disagree – your next step would be to file a protest.

When a protest is filed, you will be scheduled for a hearing with the “Appraisal Review Board” [ARB]. This board is made up of five individuals living in the county that have no connection with our office. They hear evidence concerning the value of your property from both you and the Appraisal District. Then based on the evidence presented, the board makes a determination concerning the value. If you disagree with that opinion you can take it to court or possibly to arbitration or mediation.

Additional information is available in a booklet put out by the State Comptroller’s office called “***Taxpayer’s Rights, Remedies, & Responsibilities***”. Free copies are available here.