

**Q. What is this notice and why did I receive it?**

**A.** This document officially notifies you of the proposed value of your property for the current tax year and of exemptions that you are receiving.

The Parker Appraisal District notifies a property owner of the proposed value of his property if:

The appraised value of the property is at least \$1,000 more than in the preceding year;

The property has been rendered by the owner;

The property was not on the appraisal roll in the preceding year;

The owner of the property is different from the owner in the preceding year; or

The value of the property was determined as a part of the appraisal district's planned periodic notice to property owners regardless of any change in value.

**Q. How is the value of my property determined?**

**A.** Many factors are taken into account to determine market value. A few of the factors are local market conditions, size and quality of construction, age, location, and condition. The Parker Appraisal District uses mass appraisal techniques to value over 80,000 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.

**Q. What is market value?**

**A.** The Texas Property Tax Code states that all taxable property must be valued at market value. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

exposed for sale in the open market with a reasonable time for the seller to find a purchaser;

both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and

both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the other.

To be considered as comparable, all sales should meet these standards.

**Q. The proposed value appears to be correct, but the estimated tax amount seems unreasonable?**

**A.** The estimated tax amount shown on your Notice of Appraised Value is calculated by multiplying the proposed value by the previous year's tax rate. Tax rates are established by the city council, school board and county commissioner's court after the appraisal roll is certified, usually in late summer or early fall. The rate set for the current year may be more or may be less than the rate used for an estimated tax amount on this value notice.

**Q. What can I do if I disagree with the appraised value?**

**A.** If you believe that your value is incorrect, contact the Parker Appraisal District. Telephone the number

printed on your Notice of Appraised Value. An appraiser may review your property record with you. The appraiser can make an adjustment if you show by presenting factual evidence that a change is warranted.

**Q. What if I still disagree with the proposed value after talking with an appraiser?**

**A.** You may appeal an action of the Appraisal District to the Appraisal Review Board. For your convenience in filing, a Notice of Protest form is printed on the back of your value notice. You may complete, sign and return that form, but you do not have to use a specific form. The Notice of Protest, however, must:

be in writing;

identify the protesting property owner

identify the property that is the subject of the protest;

indicate dissatisfaction with some determination of the appraisal office; and

be postmarked or delivered to the Parker Appraisal District by June 1 or the deadline date printed on the Notice of Appraised Value, whichever is later.

**Q. Must I file the Notice of Protest or can someone else file the notice for me?**

**A.** Only the property owner (the person who has title to the property) or the owner's authorized agent, or a lessee who is contractually obligated to reimburse the title owner for taxes, can file a notice of protest.

A property owner may designate another person to represent him by filing an Appointment of Agent for Property Tax Matters form with the Parker Appraisal District. This form, which is required by state law, must be filed before or at the time of the protest hearing.

**Q. Must I appear in person before the Appraisal Review Board (ARB)?**

**A.** You may present evidence or argument in a hearing without attending the hearing in person:

by submitting to the ARB a written affidavit, attested before a notary public, stating the evidence and explanations are true and correct; or

by authorizing an agent to present the evidence or argument for you.

Evidence presented by affidavit must arrive before the scheduled time for the hearing. For an agent to be authorized, a current Appointment of Agent form must be on file with the Parker Appraisal District or included with the evidence.

**Q. How is my actual tax amount determined?**

**A.** After determining the taxing unit's total budgetary needs, its elected governing body decides what actual tax rate it must set to generate the amount of revenue needed for the budget. That rate is multiplied by the property value less any applicable exemptions to establish your actual tax amount. The Appraisal District determines the value; tax rates are set by the locally elected governing body of each taxing unit: the county commissioners, school board members, city council members.

**Q. Where is the Parker Appraisal District located?**

**A. 1108 Santa Fe Dr.** If you have questions concerning the property value, telephone the number on the appraisal notice. The telephones will be extremely busy immediately following the value notice mailing. You may find it easier to reach an appraiser if you wait a few days before placing your call. If you wish,



you may visit or write to the Appraisal District. Be aware that the deadline for filing a written Notice of Protest is printed on your value notice.

If you have questions concerning the exemptions or property records, if your mailing address is incorrect on the value notice, if your land size is incorrect, or if you have questions other than how the value was determined for a specific property, please contact the Parker Appraisal District at (817) 596-0077.