

# HOW PROPERTY IS APPRAISED

Hays Central Appraisal District

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Kyle, TX 78640

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# WHO ARE WE AND WHAT DO WE DO?

## Texas Property Tax Code Section 6.01

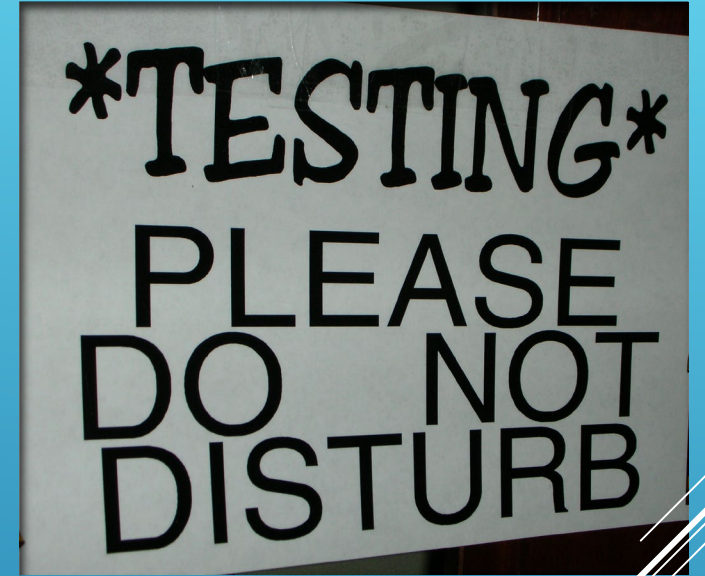
- a) An appraisal district is established in each county.
- b) District is responsible for appraising property in the district for ad valorem tax purposes of each taxing unit that imposes ad valorem taxes on property in the district.
- c) An appraisal district is a political subdivision of the state.

# UNDER WHAT REGULATION?

Appraisal districts are governed by the Property Tax Code, Government Code, Tax Law and Rules set forth by the Comptroller of the State of Texas.

Our governance is constantly changing, whether through case law, or every two years through legislative changes to the Tax Code.

- ▶ THE TEXAS COMPTROLLER'S OFFICE
- ▶ PROPERTY VALUE STUDIES, IN EVEN NUMBERED YEARS, TEST VALUES
- ▶ METHOD AND ASSISTANCE PROGRAM REVIEWS, IN ODD NUMBERED YEARS, AUDIT PROCEDURES IN FOUR CATEGORIES
- ▶ SEE RESULTS ON DISTRICT'S WEBSITE



## WHO EVALUATES THE APPRAISAL DISTRICT?

# APPRAISAL CALENDAR

## ▶ **JANUARY – MARCH**

- ▶ PICK UP NEW IMPROVEMENTS
- ▶ EXAMINE SALES INFORMATION
- ▶ PROCESS EXEMPTIONS
- ▶ DETERMINE VALUES

## ▶ **APRIL**

- ▶ SEND ESTIMATES OF VALUE TO TAXING ENTITIES
- ▶ MAIL NOTICES OF APPRAISED VALUE

## ▶ **MAY – JULY**

- ▶ DELIVER PRELIMINARY ROLL TO THE APPRAISAL REVIEW BOARD (ARB)
- ▶ RECEIVE PROTESTS AND BEGIN ADMINISTRATING HEARINGS
- ▶ DELIVER PRELIMINARY BUDGET TO TAX UNITS BEFORE JUNE 15
- ▶ CERTIFY VALUES TO TAX ASSESSOR BY JULY 25

# APPRAISAL CALENDAR

## AUGUST

*\*UPLOAD TAXING JURISDICTION INFORMATION TO TRUTH IN TAXATION (TNT) WEBSITE*

*\*SEND POSTCARDS TO PROPERTY OWNERS REGARDING TNT WEBSITE*

- ▶ CONTINUE PROTEST HEARINGS
- ▶ BEGIN REAPPRAISAL FOR THE NEXT TAX YEAR
- ▶ RECEIVE LITIGATION AND ARBITRATION INFORMATION

## SEPTEMBER – DECEMBER

- ▶ PROTEST HEARINGS
- ▶ FIELD WORK
- ▶ ARBITRATION HEARINGS
- ▶ LITIGATION PROCESSING
- ▶ APPROVE BUDGET BY SEPTEMBER 15<sup>TH</sup>
- ▶ PROPERTY VALUE STUDIES (EVEN NUMBERED YEARS)
- ▶ PREPARE FOR COMPTROLLER'S METHODS & ASSISTANCE PROGRAM REVIEW (ODD NUMBERED YEARS)

# HOW PROPERTY IS APPRAISED

**With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of Jan. 1.**

# WHAT IS MARKET VALUE?

Market value is the price at which a property would transfer for in cash or its equivalent under prevailing market conditions if:

- it is 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 buyer and seller seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.



# WE START WITH AN INSPECTION



- ▶ After certification (by July 25<sup>th</sup>) a new appraisal year starts.
- ▶ The appraisal district receives information through the year about new improvements.
- ▶ Appraisers have designated field areas.

# INSPECTION STEPS

Typically, an appraiser will validate the:

- size and type of improvements and note any additions,
- construction quality and condition of improvements, and
- site characteristics.



# DETERMINE MARKET VALUE

The appraisal district will determine the market value of the property as of January 1 using the three generally accepted methods of appraisal, if applicable:

- Sales comparison/market approach
- Cost approach
- Income approach



# MASS APPRAISAL

Because the appraisal district is valuing many properties annually, we utilize a process known as mass appraisal.

Mass appraisal determines values in where market areas, neighborhoods, subdivisions, and large groupings of similar properties are appraised at the same time.



**Property that has been granted an Agricultural Valuation will have a market value and a productivity value.**

**Productivity value is based on gathered cash lease information.**

# **AGRICULTURAL VALUATION**

## **TRADITIONAL AND WILDLIFE USES**

# WHY DO APPRAISED VALUES CHANGE YEAR TO YEAR?



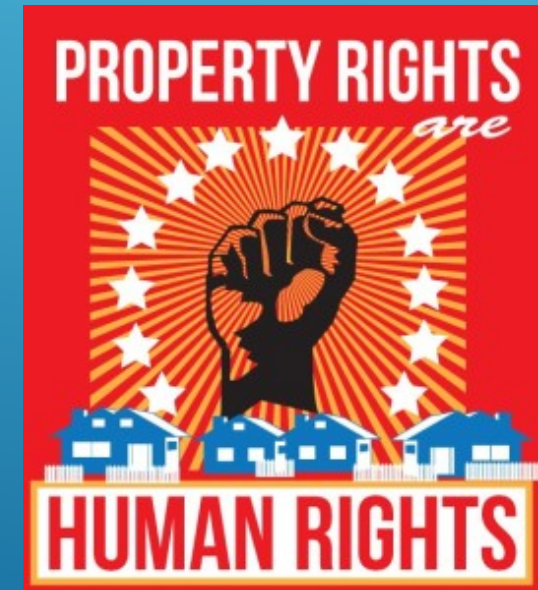
- A property's market value can change because of the economy in general or because of changes a property owner made to the property, making it more valuable.
- A sluggish economy, slow growth, and no demand or few potential buyers in the market may cause a decline in property values. Likewise, a growing economy with rapid growth may cause a rapid increase in property values.




# EVERYONE HAS THE RIGHT TO PROTEST

Section 41.41 of the Texas Property Tax Code allows for the right of property owners to protest before the appraisal review board. Listed are the most common reasons for protest:

- Market value
- Unequal Appraisal
- Denial of an Exemption





The Appraisal Review Board (ARB) is a panel of local citizens that listens to evidence presented by both property owners and the appraisal district. The ARB makes determinations regarding issues a property owner may have protested.

ARB members are appointed by the local administrative judge.

**APPRAISAL REVIEW BOARD**



# ADDITIONAL REMEDIES

Not happy with an appraisal review board determination?

Some property owners can file to have binding arbitration.

All property owners can sue in district court.

The property tax code also allows for other changes to be made in specific circumstances.

# EXEMPTIONS LOWER TAXABLE VALUE

Homestead

Over Age 65 / Surviving Spouse

Disabled Person

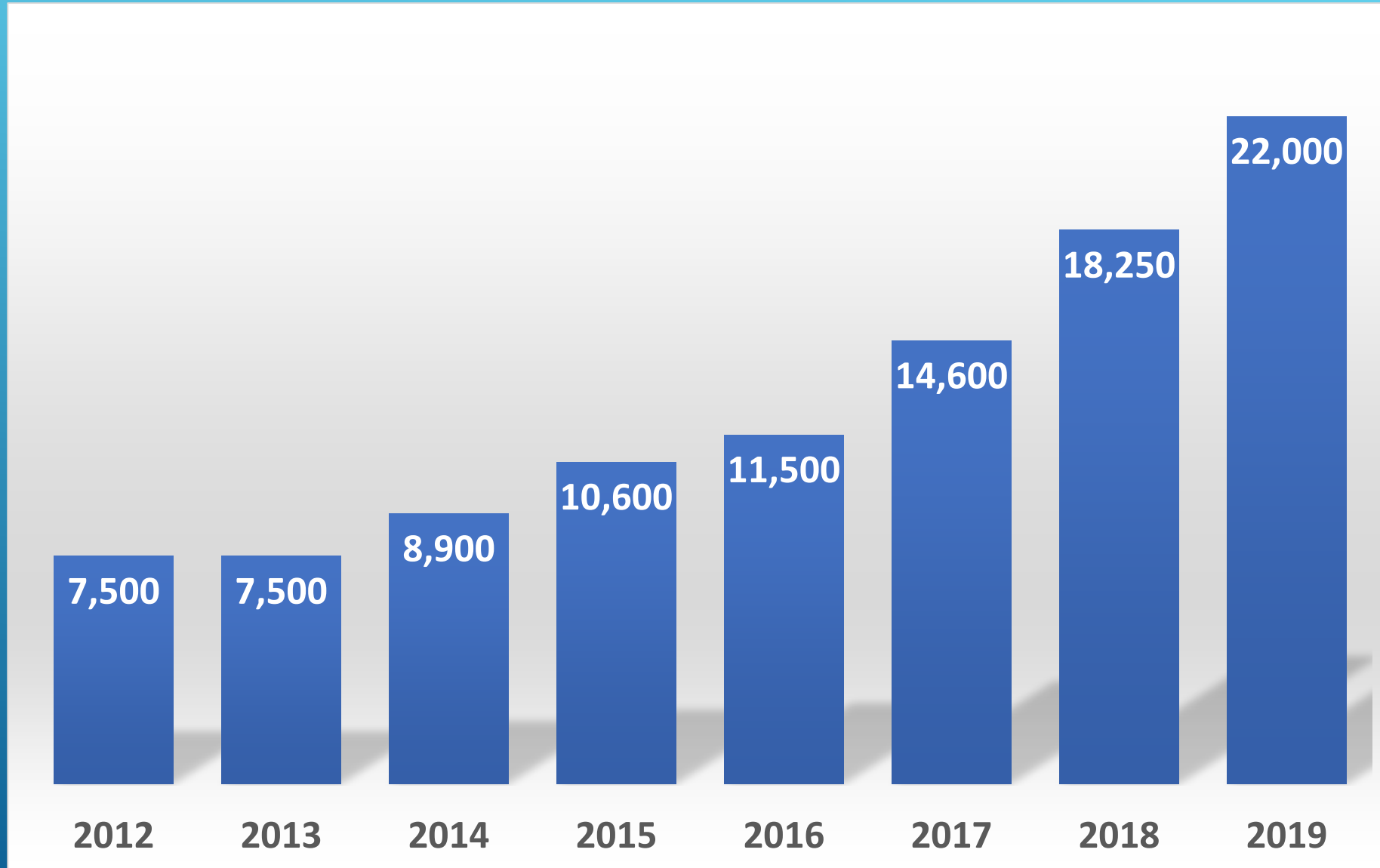
Disabled Veteran

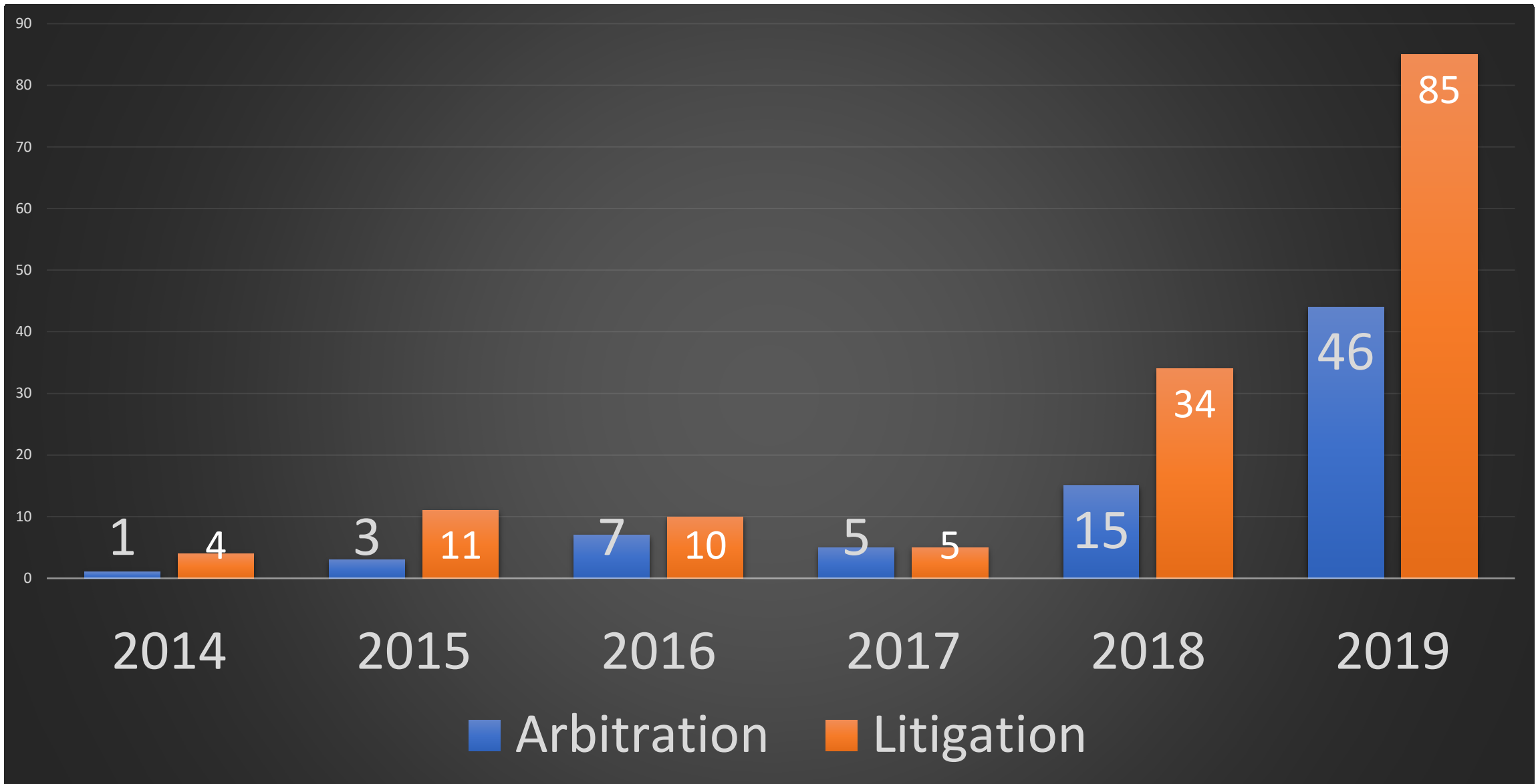
100% Disabled Veteran/Surviving Spouse

Each form gives information on what it takes to qualify for the exemption. If you have questions, send them to [info@hayscad.com](mailto:info@hayscad.com) or call our office at 512-268-2522.

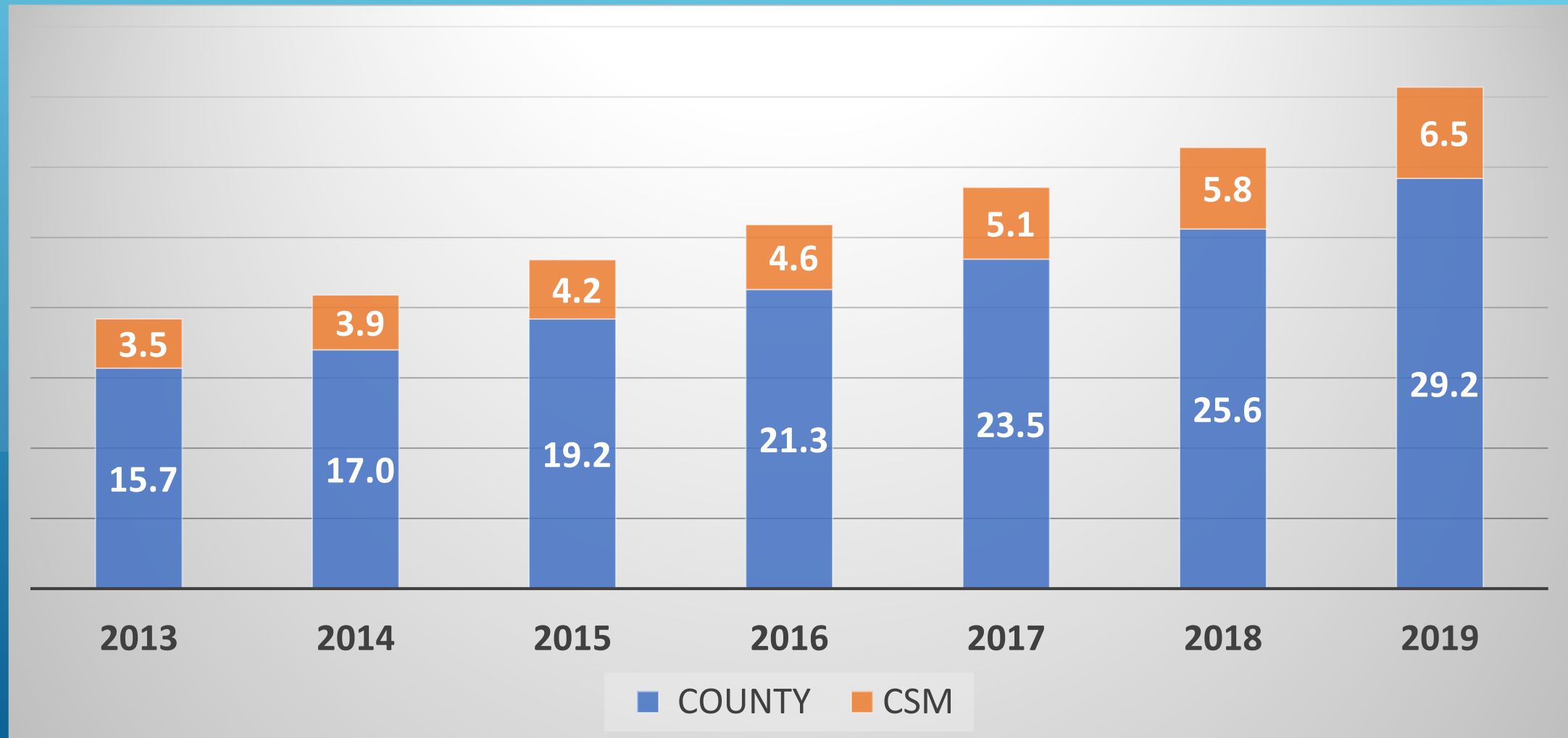
<http://www.hayscad.com/other-forms/>

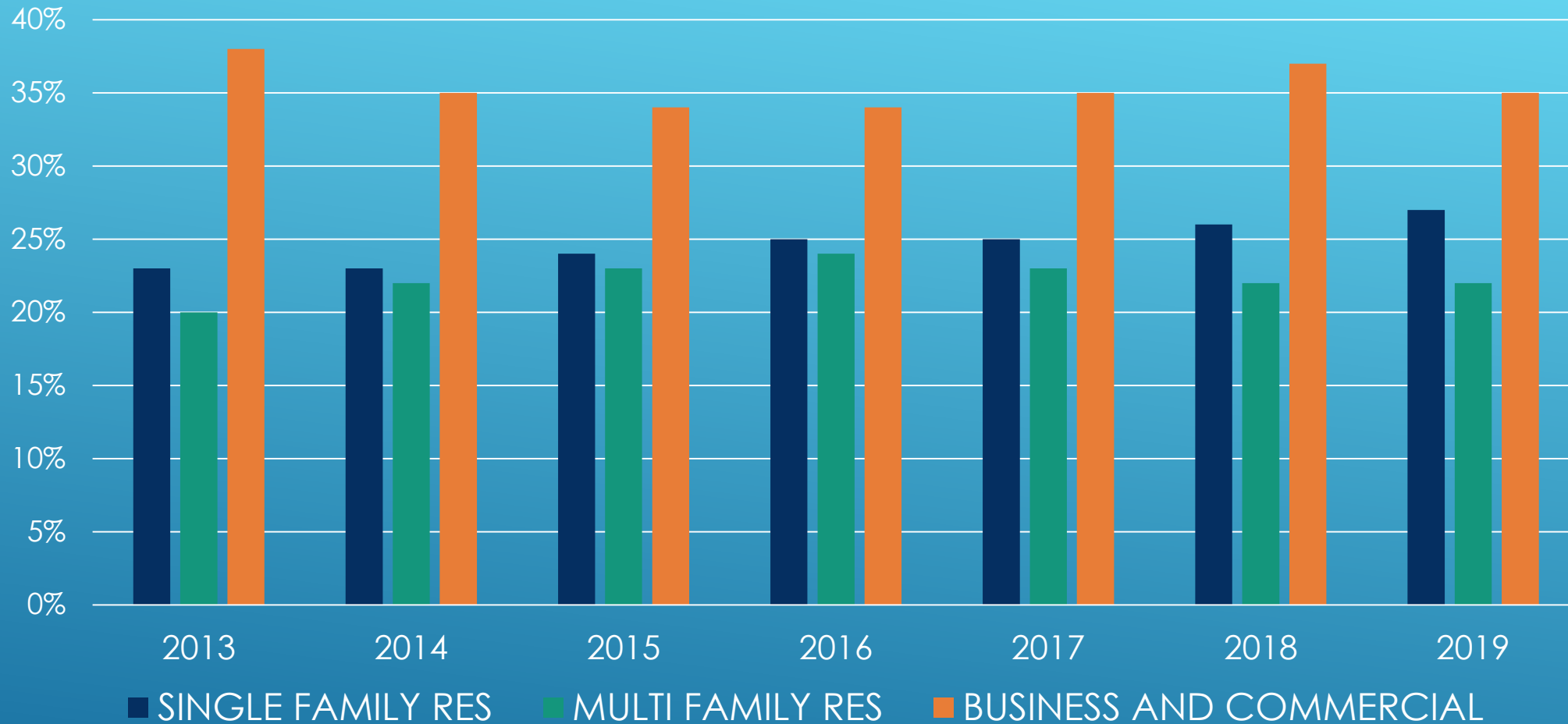
# PROPERTY APPEALS THROUGH THE YEARS





# MARKET VALUE IN BILLIONS





## PERCENT OF TOTAL VALUE BY CATEGORY IN CITY OF SAN MARCOS

# HOW TO REACH US

[www.hayscad.com](http://www.hayscad.com)

512-268-2522

[info@hayscad.com](mailto:info@hayscad.com)

21001 N I35, KYLE, TX

Exit 215

The screenshot shows the homepage of the Hays Central Appraisal District website. The header is dark blue with the district's seal and name on the left, and three service icons (Property Search, Interactive Map, Online Forms) on the right. Below the header is a green navigation bar with links: HOME, AG/WL INFO, FORMS, ORG., INFO, MAPS, CONTACT US, ONLINE APPEAL, PROTEST INFO, and NEWS. The main content area features a large banner image of a wooden Texas map with the text 'Welcome to your county appraisal district' and a 'BIS CONSULTING' logo. To the right of the banner is a search bar and a 'Contact Information' section. The contact section lists the phone number (512) 268-2522, fax (512) 713-0563, email info@hayscad.com, address 21001 North IH 35, Kyle, Texas 78640, and hours Monday - Friday, 8:00 a.m. - 5:00 p.m. The Chief Appraiser is listed as Laura Raven.

**Hays**  
Central Appraisal District

Property Search Interactive Map Online Forms

HOME AG/WL INFO FORMS ORG. INFO MAPS CONTACT US ONLINE APPEAL PROTEST INFO NEWS

Search for... Search

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Welcome to the Hays Central Appraisal District