

HOW TO FILE A TAX PROTEST



HOW TO PROTEST YOUR PROPERTIES APPRAISED VALUE

1.) **There are two ways to file a "Notice of Protest", in writing or online.**

Most districts prefer protest submissions online if possible. However, any written notice of protest is sufficient. The message should identify the owner, the property address and state that the owner disagrees with the valuation made by the appraisal district. The Notice of Appraised Value card that you received from the appraisal district has additional account information you may include.

DALLAS COUNTY ✦ [Online Protest](http://dallascad.org) (dallascad.org)

COLLIN COUNTY ✦ [Online Protest](http://collincad.org) (collincad.org)

TARRANT COUNTY ✦ [Online Protest](http://tad.org) (tad.org)

DENTON COUNTY ✦ [Online Protest](http://dentoncad.com) (dentoncad.com)

2.) **The deadline to file your notice of protest is May 15th.** (Some exceptions and extensions may apply, you should check with your local appraisal district for details.) If you don't file a notice of protest before the Appraisal Review Board approves the appraisal record, you lose your right to protest or file a lawsuit about the taxable value of your property.

3.) **After you file your protest,** you will receive written documentation of the date, time, and place for a formal hearing with the Appraisal district board (ARB). The ARB is an independent board of citizens that hears property owner protest. It has the power to order the Appraisal District to make changes.

At least 14 days before the hearing, the appraisal district must send you the comptroller's Property Tax Remedies and information about the hearing procedures.

4.) **Be prepared and on time for your hearing.** Provide any supporting information relevant to the actual value of your home. Examples include a comparative market analysis from your real estate agent, photos, closing statements, engineering or inspection reports, property surveyor deed records.

5.) **The ARB has several options:** grant your request, refer you to a hearing of the entire board, schedule a physical inspection of your property, or deny your request. If denied, you have the option of filing a lawsuit against the Appraisal District.

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