



ALL ABOUT PROPERTY TAXES IN TEXAS



When purchasing a new property, it is important to plan for your upcoming property taxes. If you own any kind of real estate or income-generating personal property, you will be responsible for paying these taxes each year.

Property taxes are collected by different jurisdictions, and some jurisdictions like the City of Dallas also tax personal vehicles. However, it is important to note that property owners are not taxed on personal effects or family and household goods (when they are used in a home or on a farm).

WHO WILL COLLECT MY PROPERTY TAX?

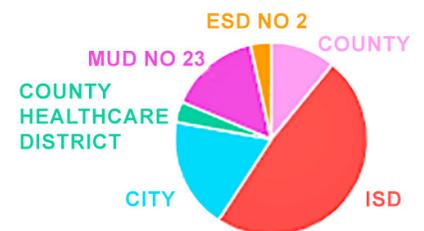
Property taxes are usually collected by a city, county, or school district. Your appraisal district will determine what your property's value is, which helps determine how much you will owe in taxes. If you're unsure of which jurisdiction is currently in charge of taxing your property, contact the appraisal district in the county where you live.

HOW MUCH WILL I OWE IN PROPERTY TAXES?

Once your property has been appraised and its value has been assigned, that information is sent to the applicable taxing jurisdiction. Then, the jurisdiction takes the current tax rate – which is set by local governments – and multiplies it by the property's appraised value to get the total amount of taxes owed.

Check out this tax table, which features an example of how property taxes are calculated:

Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
COUNTY	0.357365	279,183	223,346	798.16
YOUR SCHOOL ISD	1.388000	279,183	254,183	3,528.06
CITY	0.486300	279,183	279,183	1,357.67
COUNTY HEALTHCARE DISTRICT	0.111814	279,183	223,346	249.73
MUD NO 23 (Water)	0.400000	279,183	279,183	1,116.73
ESD NO 2 (Emergency Services)	0.090000	279,183	279,183	251.26
TOTAL TAX RATE:	2.833479			
* ESTIMATED TAXES WITH CURRENT EXEMPTIONS:				7,301.61
* ESTIMATED TAXES WITHOUT EXEMPTIONS:				7,910.59



Taxable values have been reduced with the use of a homestead exemption.
Read more about exemptions on the back page.

PROPERTY TAX FAQs

COULD I QUALIFY FOR AN EXEMPTION?

Here are a few exemptions that may reduce the taxable value of your property, therefore providing you with tax relief:

- Over-65 Exemption
- Homestead Exemption
- Agricultural Exemption
- Disabled Individual Exemption
- Open Space Exemption

It is important to note that submitting an exemption application is the sole responsibility of the property owner. You may have to submit a new application each year, depending on the exemption. If you have questions or want to see if you might qualify for an exemption, please contact your appraisal district.

CAN I SUBMIT AN APPEAL?

If you disagree with certain actions taken by the appraisal district, you have the option to submit an appeal. For instance, if you feel that the value assigned to your property is incorrect or that there has been a mistake made regarding an exemption, you can request to have the issue reexamined.

Each district has an appraisal review board that can evaluate and modify property values and also determine exemption status. Feel free to contact your appraisal district with questions regarding the appeals process.

WHEN WILL I RECEIVE MY TAX STATEMENT AND WHEN ARE MY TAXES DUE?

Here is a quick rundown on when you should receive your statement, when your taxes will be due, and other important tax statement information:

- Tax statements are usually mailed in October. If you do not receive your statement by November 30, please notify the jurisdiction where your taxes are to be paid.
- Taxes are due when you receive your statement. The deadline for paying all taxes owed is January 31.

- Some jurisdictions offer discounts if you pay early! If you're unsure if a discount is available to you, contact your taxing jurisdiction.
- After January 31, your taxes are considered delinquent. Failure to receive your tax statement does NOT eliminate your obligation to pay taxes, penalties, and interest (per the Texas State Property Code).
- On February 1, penalty and interest charges are added to your unpaid tax bill, which can be up to 24% per year. If your account is left unpaid for 12 months, an additional 15% penalty may be added. This penalty will be used to help cover attorney fees incurred for collecting taxes which remain delinquent after July 1.
- If you receive someone else's tax statement, return it to sender so the address can be corrected.
- If your mortgage company uses escrow funds to pay your property taxes, be sure to send your statement to them so they can pay the taxes that are owed.

WHO DO I CONTACT WITH ADDITIONAL QUESTIONS?

Contact the appraisal district if you have questions about the following:

- Property Values
- Appraisal Practices
- Exemptions
- Jurisdiction Questions
- Appeals

Call the taxing jurisdiction if you have questions about these issues:

- Tax Rates
- Tax Calculations
- Tax Statements
- Payment Due Dates
- Payment Problems