

For Immediate Release

4/19/2021

Property Owners Should Soon Start Receiving Appraisal Notices for the 2021 Tax Year

You may soon receive an appraisal notice from the Blanco County Appraisal District. The appraisal district mailed about 14,500 appraisal notices on 4/16/21. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2021 property taxes.

Under Texas law, county appraisal districts are required to notify property owners about changes in their property's value. The notice contains important information about the property's location, ownership and property tax exemptions that apply to the property. It must also include an estimate of the taxes by local taxing units if your property value increased in the last year.

Property owners who disagree with the appraised value of their property, the exemptions or any other action by the appraisal district have the right to appeal to the Blanco County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protests. The notice of appraised value includes instructions on how and when to file a protest, a protest form and the Comptroller's *Property Taxpayer Remedies*. The deadline for filing a protest with the ARB is May 17th due to the usual deadline falling on a weekend, or 30 days after your notice of appraised value was delivered to you.

The Comptroller's publication, *Property Taxpayer Remedies*, explains in detail how to protest your property appraisal, what issues the ARB can consider and what to expect during a protest hearing. The publication also discusses the options of taking your case to district court, the State Office of Administrative Hearings or binding arbitration if you are dissatisfied with the outcome of your ARB hearing.

Property Taxpayer Remedies is available from the Blanco County Appraisal District at 615 N Nugent Ave, Johnson City, TX. The publication is also available on the Comptroller's Property Tax Assistance Division's website at comptroller.texas.gov/taxes/property-tax/.