Appealing Your 2019 Denton County Property Appraisal

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IRS-Certified Tax-Aide Volunteer
Property Tax Dilemma

GOT MY PROPERTY TAX NOTICE.
HOW'D YOU DO?

DEFINITELY PROTESTING!
THE DEADLINE CHANGED TO MAY 15.

DIDN'T KNOW THAT.
DO YOU HAVE GROUNDS FOR A PROTEST?

DUNNO. BUT IF I SELL MY HOUSE, I'M A MILLIONAIRE.
IF I KEEP IT, I'M BROKE.

AMEN, BROTHER.

MICHAEL HOGUE/DMN
Agenda

● Calendar of Events
● Appraisal vs. Taxation
● Residence Homestead Exemptions
● Homestead Cap Reduction
● Web Addresses
● CAD Web Portal
● Appealing Your Appraisal
● Case Study – Using Excel to Find Comparables
● Property Tax Summary
## Calendar of Events

<table>
<thead>
<tr>
<th>Date (May be approximate)</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 17&lt;sup&gt;th&lt;/sup&gt;</td>
<td>2019 Notice of Appraised Value mailed to property owner and posted on CAD website</td>
</tr>
<tr>
<td>April 30&lt;sup&gt;th&lt;/sup&gt;</td>
<td>File Homestead Exemption (if have never filed or newly purchased)</td>
</tr>
<tr>
<td>Thru May 18&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Must appeal or submit notice of appeal of appraised value</td>
</tr>
<tr>
<td>July 15&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Appeal to DCAD Appeal Board</td>
</tr>
<tr>
<td>July 25&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Chief appraiser submits a roll of all properties with names, addresses, exemptions, and values to taxing units</td>
</tr>
<tr>
<td>September 30&lt;sup&gt;th&lt;/sup&gt;</td>
<td>Taxing units budget submission</td>
</tr>
<tr>
<td>October</td>
<td>County Tax Assessor/Collector sends out tax bills (due by 1/31/20)</td>
</tr>
<tr>
<td>Pay by December 31&lt;sup&gt;st&lt;/sup&gt; (for current year deduction)</td>
<td>Pay tax or portion of tax to be included on current year federal tax return or 1/4&lt;sup&gt;th&lt;/sup&gt; if over 65 or disabled</td>
</tr>
<tr>
<td>Pay by January 31&lt;sup&gt;st&lt;/sup&gt; (for next year deduction)</td>
<td>Pay tax or remaining portion of tax to be included on following year federal tax return or 1/4&lt;sup&gt;th&lt;/sup&gt; if over 65 or disabled</td>
</tr>
<tr>
<td>March 31&lt;sup&gt;st&lt;/sup&gt;, May 31&lt;sup&gt;st&lt;/sup&gt;, July 31&lt;sup&gt;st&lt;/sup&gt; (for next year deduction)</td>
<td>Pay 1/4&lt;sup&gt;th&lt;/sup&gt; of taxes due if installment payments</td>
</tr>
</tbody>
</table>
Appraisal vs. Taxation

● Appraisals are performed by the Denton Central Appraisal District (CAD)

● Taxation:

1. Tax Rates are set individually by:
   a) City
   b) County
   c) School District

2. Tax Collection is performed by Tax Assessor/Collector (Michelle French)
## Residence Homestead Exemptions

<table>
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<tr>
<th>Exemption</th>
<th>Taxing Unit</th>
<th>Total or Partial</th>
<th>Mandatory or Local Option</th>
<th>Amount</th>
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<tr>
<td>Gen Residence Homestead</td>
<td>School Districts</td>
<td>Partial</td>
<td>Mandatory</td>
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<tr>
<td>Gen Residence Homestead</td>
<td>Cities, Counties, Schools or Specials</td>
<td>Partial</td>
<td>Local Option</td>
<td>An additional amount up to 20% of the property's values, but not less than $5,000</td>
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<td>Age 65+ or Disabled</td>
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<td>Age 65+ or Disabled</td>
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<td>Partial</td>
<td>Local Option</td>
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<td>Disabled Vets</td>
<td>Cities, Counties, Schools or Specials</td>
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<td>Mandatory</td>
<td>An amount determined by the % of service-connected disability</td>
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<tr>
<td>Surviving Spouse of US Armed Services Member KIA</td>
<td>Cities, Counties, Schools or Specials</td>
<td>Total</td>
<td>Mandatory</td>
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</table>
Homestead Cap Reduction

- Prices of new and used homes in Denton County have increased substantially in recent years. In order to prevent sharp increases in home property taxes from year to year, Texas voters in 1997 approved a constitutional amendment, which became effective January 1, 1998, to limit increases in the taxable value of a qualified residence homestead. To qualify, property must be your residence homestead, and you must have received a homestead exemption in your name in both the current and previous years.

- Under this law, the value for tax purposes of a qualified residence homestead will be the LESSER of: The market value (what the property would sell for on the open market); or the preceding year's assessed value +10% + the value of any improvements i.e., pool, outbuilding, added since the last re-appraisal.

- The calculated value is often referred to as a "capped" value.
How Does Tax Freeze Work

- Freezes tax dollars of Residential Deed Owner over 65, not the appraised value.
  - If you sell the property the freeze does not transfer.
  - If you file a permit to improve the property, the value of the improvement adds to the freeze tax dollar.
  - The Freeze ratio from another principle residence in TX can be used to establish a new principle residence.
  - The Freeze is removed when the last person over 65 dies as of 1/1 of the new tax year.
Web Addresses

● Denton Central Appraisal District
  www.DentonCAD.com

● Denton County Tax Assessor/Collector

● For-pay service:
  PropertyTax.io
Appealing Your Appraisal

- Two types of appeals:
  - Based on comparable sales
  - Based on comparable appraisals

- In a declining market, appeal based on sales

- In a rising market, appeal based on comparable appraisals
Using CAD Web Portal

Welcome to the DENTON CENTRAL APPRAISAL DISTRICT E-Services Portal

Enter your login credentials below, then click login.

**User Name:**

**Password:**

[Login] [Create New User] [Forgot Password] [Forgot Username] [Request PIN]
Appealing Your Appraisal

- For comparable appraisal appeals, find three and only three similar properties:
  - Same or slightly larger living area square footage
  - Same or slightly larger lot size
  - Same lot type (interior, green space, golf course, etc.)
  - Lower appraised value
# Case Study – Using Excel to Find Comparable Properties

## Example Appraisal Reduction

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</tr>
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</table>

**Target house to lower appraisal**
- My Comps: Green space lot premium
- CAD Comps: Higher appraisal
  - Identical house size
  - Identical lot size
  - Identical house, lower appraisal
  - Larger lot
The tax rates adopted by local elected officials absolutely determine the amount of taxes that appear on your tax statement. ‡

The widely held notion that property value drives taxes, that if value goes up taxes will automatically go up, is and has always been a myth. Property value is inert; it doesn’t drive anything. Rather, it’s what is taxed. ‡

Government spending drives taxes. Government spending drives tax increases. It is the only thing that does and the only thing that ever has. ‡

‡ Ron Wright, Tarrant County tax assessor-collector, 4/4/17 DMN

You can defer paying your taxes at an 8% interest rate if over 65.
Appealing Your Appraisal

Questions...

Comments...