

Appraisal Notices for Tax Year 2017 Have Been Mailed

The Shelby County Appraisal District mailed appraisal notices on May 15th. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2017 property tax rates.

Under state 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, its ownership and property tax exemptions that have been applied to the property. It must also include an estimate of 2017 taxes by local taxing units. Remember that this is an estimate of the taxes based on last year's tax rates. The taxing entities will not set the new rates until later this 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 Shelby 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 June 15, 2017 or 30 days after the appraisal district mailed you a notice of appraised value, whichever is later.

The Texas 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 option of taking your case to court or entering into binding arbitration if you are dissatisfied with the outcome of your ARB hearing.

Property Taxpayer Remedies is available on the Shelby County Appraisal District's website at shelbycad.com or by calling (936) 598-6171. The publication is also available on the Comptroller's website at www.comptroller.texas.gov/taxes/property-tax/ or by calling the Comptroller's Property Tax Assistance Division at 1-800-252-9121 and press "2" to access the menu and then press "1" to contact the Information Services Team.