

# Property Tax Guidelines Texas

## Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	February 1st the year following assessment
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Issued as soon as March, through May
<i>Appeal Deadline</i>	May 15th or 30 days from the date the notice is delivered, whichever is later

## Who is assessing?

County Appraisal Districts establish the taxable value, while taxing entities establish the tax rates.

## How is the assessed value determined?

In Texas, commercial real estate is assessed at 100% of market value, as established by the County Appraisal District. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach, and must be equal and uniform among comparables. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

## Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

## What are the levels of appeal?

Informal Hearing (utilized at most County Appraisal Districts)  
Formal Hearing with the Appraisal Review Board (ARB)  
Litigation in District Court



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