

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



ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

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