**Fayette County Appraisal District**

**Informal Appraisal Protest Process for Taxpayers**

The purpose of this document is to aid property owners in determining fair market value of their property.

**Mass Appraisal**

The Fayette County Appraisal District (FCAD) appraises a large universe of properties using mass appraisal models and techniques. Mass Appraisal is a state required systematic appraisal of a group of properties as of a given date (January 1) using a set of standardized procedures and statistical testing. This is explained in more detail in FCAD’s Mass Appraisal Procedures document. Each property within the Fayette County Appraisal District is not physically inspected every year.

**Market Value**

FCAD is required to appraise all property at 100% of Market Value as of January 1 of every tax year.

The Texas Property Tax Code, Section 1.04 defines Market Value as:

The price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

a. Exposed for sale in the open market with a reasonable time for seller to find a purchaser

b. Both the seller and purchaser know of all uses and purposes to which the property is adapted and for which it is capable of being used and the enforceable restrictions on its use; and

c. Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

**The Notification Process**

1. Notices of Appraised Value are mailed in April or early May. The notice indicates the proposed value for the tax year and an estimate of taxes as well as other information regarding the property.

2. A thorough review of the notice should be made to determine if all information is correct and acceptable.

3. If in agreement with the information contained in the notice then nothing needs to be done. If the value or any other information is in question then notify the appraisal district to discuss the concerns.

4. Informal discussions can take place via the telephone or an in person appointment can scheduled with an appraiser.

**The Informal Inquiry Process**

The informal meeting will cover any issues the property owner would like to discuss.

Before or during the informal review FCAD will:

 Listen to the taxpayer’s concerns.

 Verify the last physical inspection date.

 Review aerial imagery (if applicable)

 Confirm that information provided matches FCAD account data.

After the informal review FCAD will:

 Make changes (if applicable) based on information provided by taxpayer.

 If necessary, conduct an onsite inspection to review and address any possible issues.

After receiving FCAD’s final action the property owner may:

 Agree with FCAD and finalize the appraisal.

Disagree with FCAD, file a formal protest (See the Texas Comptroller’s Property Tax Assistance Division’s pamphlet “Property Taxpayer Remedies” for detailed information) and present the issues to the Appraisal Review Board (ARB) at a later date.

Things to consider:

Review the value of your property and not the amount of taxes. The appraisal district only appraises your property. The taxing entities set and adopt the tax rate and levy the taxes.

Information such as settlement or closing statements, sale or purchase contracts, verifiable sales of like properties, appraisals, recent engineers reports or professional cost to cure estimates, income and expense statements, agricultural history documentation, wildlife management plan, photographs of property or deed documentation is helpful in determining your property’s value.