

HOW TO FILE A PROTEST

The Williamson Central Appraisal District present: How to file a protest.

The protest phase begins each year when the appraisal notices are delivered to property owners. Section 41.41 of the Texas Property Tax Code defines actions a property owner is entitled to protest. Reasons are also listed on the protest form that accompanies the valuation notices sent by the appraisal district. Property owners who decide to protest after receiving a notice of appraised value are required to indicate which reasons may apply or add additional comments, sign, date, and file the protest before the deadline on the appraisal notice. Failure to state a reason for your protest will result in your inability to protest that issue.

As illustrated, various reasons may be selected when filing a notice of protest form. The most common indicated for residential property are market and/or unequal. **Value is over market value** is checked when a property owner feels the district's appraised value is excessive and the property would not sell on January 1st of that year for the amount determined by the appraisal district. **Value is unequal compared with similar properties** is used to indicate the property is not appraised at the same level as a representative sample of comparable properties appropriately adjusted for various factors.

There are a few ways to protest:

- You may file online by accessing our website at www.wcad.org and using the online passcode on the appraisal notice if you are protesting either the value is over market, or the value is unequal compared with similar properties, or both.
- A second option to file is by filling out the protest form you received with the notice of value and mailing it to the appraisal district by your protest deadline.
- Finally, a written protest may be hand delivered to our office by your protest deadline.

Your protest deadline indicated on the appraisal notice is very important. By law, property owners who wish to file a protest must do so before May 15th or within thirty days after a notice of appraised value is delivered. Once you have completed the filing process, the Appraisal Review Board will mail you notification of the date, time, and place of your scheduled hearing. Hearings begin in May and end in July.

We appreciate your interest in the information regarding how to file a protest. If you have any questions please contact us at 512.930.3787.

Thank you.