

Appealing Your 2018 Denton County Property Appraisal

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Agenda

- Calendar of Events
- Appraisal vs. Taxation
- Residence Homestead Exemptions
- Homestead Cap Reduction
- Web Addresses
- CAD Web Portal
- Appealing Your Appraisal
- Case Study – Using Excel to Find Comparables
- Property Tax Summary

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Property Tax Dilemma



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Calendar of Events

Date (May be approximate)	Activity
April 17 th	2018 Notice of Appraised Value mailed to property owner and posted on CAD website
May 18 th July 15 th	Must appeal or submit notice of appeal of appraised value Appeal to DCAD Appeal Board
July 25 th	Chief appraiser submits a roll of all properties with names, addresses, exemptions, and values to taxing units
September 30 th	Taxing units budget submission
October	County Tax Assessor/Collector sends out taxes due by 1/31/19
December 31 st	Pay taxes due to be included on current year federal tax return or 1/4 th if over 65 or disabled
January 31 st	Pay taxes due to be included on following year federal tax return or 1/4 th if over 65 or disabled
March 31 st , May 31 st , July 31 st	Pay 1/4 th of taxes due if installment payments

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Appraisal vs. Taxation

- **Appraisals are performed by the Denton Central Appraisal District (CAD)**
- **Taxation:**
 1. **Tax Rates are set individually by:**
 - a) **City**
 - b) **County**
 - c) **School District**
 2. **Tax Collection is performed by Tax Assessor/Collector (Michelle French)**

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Residence Homestead Exemptions

Exemption	Taxing Unit	Total or Partial	Mandatory or Local Option	Amount
Gen Residence Homestead	School Districts	Partial	Mandatory	\$25,000
Gen Residence Homestead	Cities, Counties, Schools or Specials	Partial	Local Option	An amount up to 20% of the property's values, but not less than \$5,000
Age 65+ or Disabled	School Districts	Partial	Mandatory	\$10,000
Age 65+ or Disabled	Cities, Counties, Schools or Specials	Partial	Local Option	An amount adopted by the taxing unit, but no less than \$3,000
Disabled Vets	Cities, Counties, Schools or Specials	Partial	Mandatory	An amount determined by the % of service-connected disability
Surviving Spouse of US Armed Services Member KIA	Cities, Counties, Schools or Specials	Total	Mandatory	100%

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Homestead Cap Reduction

- Prices of new and used homes in Denton County have increased substantially in recent years. In order to prevent sharp increases in home property taxes from year to year, Texas voters in 1997 approved a constitutional amendment, which became effective January 1, 1998, to limit increases in the taxable value of a qualified residence homestead. To qualify, property must be your residence homestead, and you must have received a homestead exemption in your name in both the current and previous years.
- Under this law, the value for tax purposes of a qualified residence homestead will be the LESSER of: The market value (what the property would sell for on the open market); or the preceding year's assessed value +10% + the value of any improvements i.e., pool, outbuilding, added since the last re-appraisal.
- The calculated value is often referred to as a "capped" value.

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How Does Tax Freeze Work

- Freezes tax dollars of Residential Deed Owner over 65, not the appraised value.
 - If you sell the property the freeze does not transfer.
 - If you file a permit to improve the property, the value of the improvement adds to the freeze tax dollar.
 - The Freeze ratio from another principle residence in TX can be used to establish a new principle residence.
 - The Freeze is removed when the last person over 65 dies as of 1/1 of the new tax year.

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Web Addresses

- Denton Central Appraisal District
www.DentonCAD.com
- Denton County Tax Assessor/Collector
<https://DentonCounty.com/Departments/Tax-Assessor-Collector/Property-Tax/Search-Property-Tax-Records.aspx>
- For-pay service:
PropertyTax.io

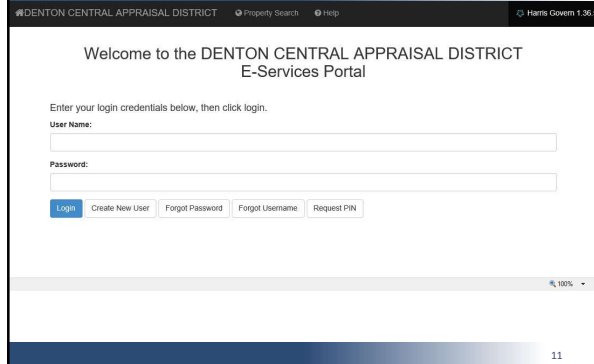
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Appealing Your Appraisal

- Two types of appeals:
 - Based on comparable sales
 - Based on comparable appraisals
- In a declining market, appeal based on sales
- In a rising market, appeal based on comparable appraisals

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Using CAD Web Portal



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Appealing Your Appraisal

- For comparable appraisal appeals, find three and only three similar properties
 - Same or slightly larger living area square footage
 - Same or slightly larger lot size
 - Same lot type (interior, green space, golf course, etc.)
 - Lower appraised value

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