

HIDALGO COUNTY APPRAISAL DISTRICT NOTICE OF APPRAISED VALUE



FREQUENTLY ASKED QUESTIONS

HOW TO PROTEST PROPERTY VALUE

File a written protest provided by the Hidalgo County Appraisal District.

After receiving your Account Identification Number, file online at <https://onlineappeals.hidalgoad.org>.

WHAT CAN YOU PROTEST?

- Your property is valued unequally compared with other property in the appraisal district.
- The chief appraiser denied an exemption.
- The chief appraiser denied or modified the assessment rating of a temporary exemption due to damage by disaster.
- The chief appraiser denied agricultural appraisal for your farm or ranch.
- The appraisal records show an incorrect owner. Your property is being taxed by the wrong taxing units.
- The chief appraiser or ARB failed to send you a notice that the law requires them to send.
- If your property incorrectly included on the appraisal records.
- The appraisal district or ARB took any other action that affects you.

WHO CAN PROTEST?

The right to protest applies to owners of leased land, buildings, and personal property.

WHO DO YOU PROTEST TO?

After filing a written protest with the Hidalgo County Appraisal District, the appraisal review board (ARB) will set a time and place the Appraisal District will begin to review protests and resolve concerns prior to an ARB hearing.

An appraisal review board (ARB) is a board of local citizens that hears disagreements between property owners and the appraisal district about a property's taxability and value. The local administrative district judge in the county in which the appraisal district is located appoints ARB members.

WHO DETERMINES PROPERTY VALUATIONS?

Appraisal districts, administered by a Chief Appraiser, appraise your property's value as of January 1st of each year. Market conditions and who owns the property on that date determine whether the property is taxable, the value at which it can be taxed, and who is responsible for paying the tax.

WHEN ARE PROTESTS FILED?

You must file your Notice of Protest with the ARB no later than May 15th or 30 days after the appraisal district mailed the Notice of Appraised Value, whichever is later.

WHAT STEPS TO TAKE TO PREPARE FOR PROTEST HEARING

- You should consult with the appraisal district staff about your property's value.
- Be on time and prepared for your hearing. Review the ARB hearing procedures.
- Present your information in a simple and well-organized manner.

WHERE TO GET MORE INFORMATION

- Hidalgo County Appraisal District: www.hidalgoad.org or cs@hidalgoad.org · Phone: 956-381-8466
- Texas Comptroller's Office: www.comptroller.texas.gov