

Texas Property Tax Calendar

January

- 1 Effective date for all property tax appraisals
- 31 Last day to pay previous year's taxes without penalty
Last day to file late protest of prior year's tax appraisal (Sec. 25.25)

April

- 15 Last day to file business personal property rendition
- 30 Last day to file for exemptions and special valuation applications
such as Open Space 1-d-1 (ag use)

May

- 1 Notice of Appraised Value mailed by appraisal district
- 31 Last day to file written protest to contest proposed tax appraisal or
exemption denial, unless notices mailed after May 1

July

- 1 Delinquent taxes from previous year reach total of 27% penalty and interest

September

- 30 Taxing units adopt current year tax rates

October

- 15-30 Taxing units mail annual property tax statements, payable by January 31 of
the following year

Property Tax Code Section 1.06 moves deadlines to the next business day if deadline falls on a weekend or legal holiday

8 Things to Know About Your Property Taxes

- 1) Your property tax appraisal is required by law to be at 100% of market value and be equitable in comparison to the tax appraisals of similar properties.
- 2) The “Homestead Exemption” will reduce the property taxes on a homesteaded property, sometimes dramatically. You can apply for a “Homestead Exemption” up to one year in arrears, so it is possible to go back and get a refund for a missed 2013 “Homestead Exemption” until January 31, 2015!
- 3) Homeowners 65 years of age qualify for special exemption amounts and a “school tax freeze” that makes certain their school taxes, and some county or city taxes, can never go up. Disabled homeowners now qualify for the same “school tax freeze” as over-65 homeowners.
- 4) Homesteads owned by Veterans classified as 100% disabled due to service related causes are now 100% exempt from property taxes.
- 5) Look for the “Appraised Value* (Possible Homestead Limitation)” on the Notice of Appraised value. Compare the Last Year total appraised value to the Proposed 2013 total appraised value, it should not increase more than 10% unless you have added square footage to your home. If it does increase more than 10%, call the Appraisal District at (512) 834-9138 and find out why.
- 6) Property tax appraisals are made as of January 1 of each year. If a home burns to the ground on January 2, property taxes are still levied on the structure the entire year. To delay taxes, build your pool or add on or do that major remodel after January 1..... this way it isn't taxable until the following January 1 and you won't have to pay the tax increase until the following January after that!
- 7) The statutory deadline for filing written protest is May 31 of each year. It is no longer necessary to file a protest with multiple Appraisal Districts. If your property is in Travis county the appeal is filed with Travis CAD, if in Williamson county the appeal is filed with Williamson CAD.
- 8) If you miss the May 31 filing deadline, all is not necessarily lost. If you can prove the proposed tax appraisal is at least 25% too high you can file a “Substantial Error” motion until January 31 of the following year and still get the value reduced. Also, if you can prove that the Appraisal District failed to send you a required notice you can file a “Failure to Receive” motion by January 31 of the following year and be entitled to an appeal hearing. Lastly, under section 25.25(h) of the Property tax code, you can beg the Chief Appraiser to fix just about anything and he has the authority to do it with a signature.

Questions regarding property tax appraisals, exemptions or other property tax matters:

Jeff W. Bullard
President
Tax Remedy, Inc.

(512) 476-2277

info@taxremedy.com

Year End Property Tax Checklist

1) **Make sure all your current property taxes are paid.**

The tax code is very clear in placing the burden of making sure taxes are paid squarely on the taxpayer, not the tax assessor / collector. Failure to receive a tax statement does not relieve you from responsibility that prior year taxes are paid on or before January 31 of each year.

2) **Take pictures of your property on January 1 each year.**

The effective date of all tax appraisals is January 1 each year. You are taxed on your property as it existed on the first day of the year. If it burns to the ground on January 3, you still get to pay taxes on it for the entire year. On the other hand, if something is seriously wrong with your property (flooded, torn up for remodel, etc.) and the market value is significantly diminished at the beginning of the year, you will need evidence of this later in the spring when you file your protest. Pictures are the best evidence of property condition on January 1.

3) **Always make home improvements or additions in the winter.**

If you add that pool or new bathroom in November, it becomes taxable in just two months and you will pay the extra taxes that year. Make the same improvements in February and they don't become taxable until the next year and you won't pay the higher taxes until the year after that!

4) **It is not "too late" to fix big problems with your tax appraisal.**

Even if you did not file a protest by May 31, all is not necessarily lost. If you can prove the tax appraisal is at least 25% too high you can still file a "Substantial Error" motion until January 31 of the following year and get the value reduced. Also, if you can prove that the Appraisal District failed to send you a required notice you can file a "Failure to Receive" motion by January 31 and be entitled to an appeal hearing. Lastly, under section 25.25(h) of the Property Tax Code, you can beg the Chief Appraiser to fix just about anything and he has the authority to do it with a signature.

5) **Make sure you have your Homestead Exemption.**

Carefully check your property tax statement to verify that part of the value of your homestead is exempted from taxation. The amount varies by taxing entity, but you should see some discounts off of the total appraised value for the school district and county. You can still go back and get a homestead exemption for tax year 2013, if you owned and occupied the property on January 1, 2013. Homeowners who turned age 65 during 2013 can go back and get the very favorable Over-65 Homestead exemption by filing prior to January 31, 2015.

Parcel:		Site Address:	
Owner Name:		Address:	
Firm Name:			
Owner ID:			
Split Owner:		AUSTIN, TX	
Street View		78704-2530	

Previous Parcel:		Legal Description:	
Street Name: TRAVIS HEIGHTS BLVD			
CAD Area: 4			
Exem: HS:O65s:		TaxB4Frz:	59.15
Taxes: \$7,060.66		Tax Rate:	2.36
Ven Lien: 0		Deed Type:	1982
UDI Group:		Deed Date:	
Structure Codes: 01		Classes:	WV4
Land SF: 7,004		Ceilings:	
Improvement SF: 970		Subdivision:	S13999
Neighborhood Code: K4000		Sent Code/Date:	1N 5/1/2013
Agent:		Year Built/Eff:	1951/1951
# Units/SqFt: 1/970		L:B Ratio:	7.22
Office Finishout: 0		Number of Improvements:	1
SqFt/Unit: 1			
Jurisdictions: 0A, 01, 02, 03, 2J, 68			

<u>CAD Sales</u>				<u>Other Sales</u>				<u>Listings</u>																											
Flag	Sale Date	Sale Price	Price/SF	Flag	Sale Date	Sale Price	Price/SF	Flag	List Date	List Price	Price/SF																								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Nbrhd Adj Pct</th> <th>Class</th> <th>Grade</th> <th>Adj % Good</th> <th>Ovr % Good</th> </tr> </thead> <tbody> <tr> <td>2 Yrs Ago:</td> <td>2.23</td> <td>WV4</td> <td>E</td> <td>0.9</td> <td>0.9</td> </tr> <tr> <td>Last Year:</td> <td>2.15</td> <td>WV4</td> <td></td> <td>0.85</td> <td>0.85</td> </tr> <tr> <td>This Year:</td> <td>1.44</td> <td>WV4</td> <td>G</td> <td>0.85</td> <td>0.85</td> </tr> </tbody> </table>													Nbrhd Adj Pct	Class	Grade	Adj % Good	Ovr % Good	2 Yrs Ago:	2.23	WV4	E	0.9	0.9	Last Year:	2.15	WV4		0.85	0.85	This Year:	1.44	WV4	G	0.85	0.85
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Appr Yr	Land Value	/SqFt	Market Value (Cost)	/SqFt	Notice Value	/SqFt	Assessed Value	Appraised Value	/SqFt
2005	\$100,000	\$14.29	\$250,288	\$258.03	\$250,286	\$258.03	\$250,286	\$250,286	\$258.03
2006	\$180,000	\$25.71	\$257,400	\$265.36	\$257,400	\$265.36	\$257,400	\$257,400	\$265.36
2007	\$200,000	\$28.57	\$326,420	\$336.52	\$326,420	\$336.52	\$283,140	\$326,420	\$336.52
2008	\$200,000	\$28.57	\$359,924	\$371.06	\$359,924	\$371.06	\$311,454	\$359,924	\$371.06
2009	\$200,000	\$28.56	\$395,231	\$407.46	\$395,231	\$407.46	\$342,599	\$395,231	\$407.45
2010	\$200,000	\$28.56	\$388,308	\$400.32	\$388,308	\$400.32	\$376,859	\$388,308	\$400.32
2011	\$200,000	\$28.56	\$354,385	\$365.35	\$354,385	\$365.35	\$354,385	\$354,385	\$365.35
2012	\$200,000	\$28.56	\$340,578	\$351.11	\$340,578	\$351.11	\$340,578	\$340,578	\$351.11
2013	\$280,000	\$39.98	\$374,154	\$385.73	\$374,154	\$385.73	\$374,154	\$374,154	\$385.73

ARBS Init:	280000.00	Run Date:	09/09/13
Lawsuit Years:		Pending ARB Actions:	
Suspended Flag:		Formal Date:	

TAX REMEDY, INC.

X PROPERTY TAX COUNSELORS

Jeff W. Bullard
President

2413 Greenlawn Parkway
Austin, Texas 78757
TDLR#1460 TREC#296978

(512) 476-2277
FAX (512) 476-2280
info@taxremedy.com

PID
XXXXXXX

OWNER NAME

Sales Comparison Grid 2014

ADDRESS

LONESOME VALLEY TRL

ITEM	SUBJECT	Comp#1	Comp#2	Comp#3	Comp#4	Comp#5
Prop ID		4178921	9490489	2128531	2252353	2846346
Geo ID						
Structure Code	LONESOME VALLEY TRL	PALISADE CT	MESA DR	COLORADO XING	DOWN VALLEY CT	PALISADE CT
Nbrhd Code	01	01	01	01	01	01
Nbrhd Mass Improv Adj	X4000; 118.00%	X4000; 118.00%	X4000; 118.00%	X4000; 118.00%	X4000; 118.00%	X4000; 118.00%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Market Value	\$626,064	\$618,064	\$644,832	\$748,198	\$667,503	\$623,034
Market Price/SQFT	187.73	\$188.72	\$190.50	\$236.85	\$207.56	\$201.96
Living Area	3,335	3,275	3,385	3,159	3,216	3,085
Sale Date		02/15/13	07/19/13	05/15/13	05/07/13	06/14/13
Sale Price		\$550,000	\$680,000	\$698,000	\$650,000	\$615,000
Sale Price/SQFT		167.94	200.89	220.96	202.11	199.35
Impr Count - Num Stories	1	2	2	2	2	1
High Value Improv MA RCN	317,692	336,113	350,111	309,392	312,531	327,936
High Value Imprv MA RCN/S	\$95.26	\$102.63	\$103.43	\$97.94	\$97.18	\$106.30
% Complete	100%	100%	100%	100%	100%	100%
Land Value Adj	302,500	275,000	274,313	436,425	316,250	275,000
Land SQFT	15,825	19,873	13,863	31,611	22,524	14,604
Class Adj	WW5+	WW5+	WW6-	WW5+	WW5+	WW5+
Actual Year Built	1992	1993	1985	1992	1992	1996
% Good Adjustment	76%	79%	75%	76%	85%	81%
L/A Size Adj	3,335	3,275	3,385	3,159	3,216	3,085
Hi Val Impr MA SQFT Diff	0	60	(50)	176	119	250
Mkt Leveler Detail Adj	42,437	31,901	68,538	38,064	37,680	36,192
Segments & Adj	0	0	0	0	0	0
Neighborhood Adj	X4000	X4000	X4000	X4000	X4000	X4000
Net Adjustment	0	9,744	(24,047)	(126,863)	(37,375)	(1,363)
Indicated Value		559,744	655,953	571,137	612,625	613,637
Indicated Value/ SQFT		167.84	196.69	171.26	183.70	184.00
Median Value	612,625					
Median Value/SQFT	183.70					
Score		88.2	72.5	84.72	86.43	82.5

101.31%

102.69%

107.19%

94.83%

112.38%