

PROPERTY APPRAISAL – NOTICE OF PROTEST – TAX YEAR 2021

BEXAR APPRAISAL DISTRICT

411 N FRIO, PO BOX 830248 SAN ANTONIO TX 78283-0248

210-242-2432

GENERAL INSTRUCTIONS: This form is for use by a property owner or the owner's designated agent to file a protest with the appraisal review board (ARB) pursuant to the tax code section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

FILING INSTRUCTIONS: This document and all supporting documentation must be filed with the appraisal district office in each county in which the property is taxable. Do not file this document with the Texas Comptroller of Public Accounts.

FILING DEADLINES: Protests are considered timely if they are postmarked by midnight, May 15th.

A different deadline may apply if:

- the notice of appraised value was mailed to the property owner after April 16;
the protest concerns a change in the use of agricultural, open-space or timberland;
the appraisal district or the ARB was required by law to send the property owner a notice about a property and did not;
the ARB made a change to the appraisal records that adversely affects the property owner and the property owner received notice of the change; or
in certain limited circumstances, the property owner had good cause for missing the May 15 protest filing deadline.

TYPES OF PROTEST HEARINGS: Under Tax Code Section 41.45, a property owner may appear or participate in the ARB protest hearing: *by telephone conference call or by written affidavit submission. Please indicate in Section 4: Additional Facts, how you intend to appear or participate in a protest hearing. If you decide to participate by telephone conference, provide your primary phone number and you must provide an affidavit with your evidence before the formal hearing.

EVIDENCE FOR HEARINGS: A person participating in an ARB hearing by telephone conference call or by written affidavit submission must submit evidence with a written affidavit delivered to the ARB before the hearing begins. A completed and signed Form 50-283, Property Owner's Affidavit of Evidence to the Appraisal Review Board, may be used as the affidavit to submit evidence before the ARB hearing. Evidence may be submitted for any hearing type either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

NOTICE: The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

HEARING NOTICE & PROCEDURES: Delivery of the notice & procedures is by regular first class mail unless you request **certified mail or ***e-mail.

SECTION 1: Property Owner or Lessee Information

- Person Age 65 or Older
Disabled Person
Military Service Member
Military Veteran
Spouse of a Military Service Member or Veteran

Name of Property Owner or Lessee Mailing Address, City, State, ZIP Code Primary Phone Number (area code & number)

SECTION 2: Property Description

Physical Address, City, State, ZIP Code (if different from above) Appraisal District Account Number (if known)

Mobile Home Make, Model and Identification Number

SECTION 3: Reason for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- Incorrect appraised (market) value
Value is unequal compared to other properties
Property should not be taxed in (name of taxing unit)
Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record
Failure to send required notice (type)
Exemption was denied, modified or cancelled
Temporary disaster damage exemption was denied or modified.
Ag-use, open-space or other special appraisal was denied, modified or cancelled
Change in use of land appraised as ag-use, open-space or timber land
Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal
Owner's name is incorrect
Property description is incorrect
Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
Other:

SECTION 4: Additional Facts

Table with 2 columns: Provide facts that may help resolve this protest and the method of delivery for your notice to appear; Indicate how you wish to appear for your protest hearing. Includes options for In Person, Telephone Conference, and Notarized Affidavit.

What do you think your property's value is? (Optional) \$

Evidence requested

SECTION 5: Name and Signature Property Owner Property Owner's Agent Other:

Print Name of Person Filing Protest Signature of Person Filing Protest Date

*If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date.
**If you would like to receive your notice to appear by certified mail and agree to pay the cost, please indicate the request in section 4.
***If you would like to receive your notice to appear by e-mail, please indicate the request in section 4 and clearly provide the e-mail address you request it be sent to. An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.