

## How to File a Protest

•File a *written* protest. The appraisal district has protest forms available, but you need not use one. This preserves your right to appear before the ARB if you are unable to resolve your issues informally with an appraiser. The protest may be submitted by mail, or in person.

•File your notice of protest no later than 30 days after the postmarked date the appraisal district mailed a Notice of Appraised value to you. Note that it is 30 days after mailing the notice, not its receipt.

•If you don't file a notice of protest before the ARB approves the appraisal records, you may lose your right to protest. You also lose the right to file a lawsuit about the taxable value of your property.

For more in-depth information, see "*Property Taxpayer Remedies*" available at the appraisal district office.

[franklinhelp@suddenlinkmail.com](mailto:franklinhelp@suddenlinkmail.com)  
(General help desk)

### ONLINE PROTESTS CAN ONLY BE FILED IF:

- 1-the property is classified as residential single family,
- 2-the property is your residential homestead (you have a homestead exemption on the account)
- 3-you have not designated an agent to represent you.



## FRANKLIN COUNTY APPRAISAL DISTRICT

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## FRANKLIN COUNTY APPRAISAL DISTRICT



## "MY TAXES ARE TOO HIGH!!" and other complaints...

Should I protest?

Should I ask to speak to an  
appraiser on an informal  
basis?

What are the steps in filing a  
protest?

Can I file my protest by email?

What must I bring to a formal  
or informal hearing?

*\*\*The answers to these questions and many  
others can be found inside.*

**My taxes are too high!** The tax burden is decided by your local elected officials. Taxing entities have budget hearings every year to determine the tax rate. Are you receiving any exemptions to which you are entitled?

**My value is too high!** Is there an error in square footage, number of buildings, etc.? **What evidence do you have to support your opinion?** Ask one of the district's appraisers to explain the appraisal.

**My neighbor's taxes are lower than mine!** What exemptions does neighbor have? Does the neighbor have deferred maintenance? Are they under AG?

**Where did you get that value?** We select our values by using the sales comparison method. It means we take recent comparable sales to justify our values.

**Why did my value increase?** Did you add a new building, boat house, etc.? Did you ask us to combine parcels? Was your property reappraised this year?

**I didn't pay this much for my property!** Was the property a foreclosure or distress sale? **What evidence do you have to support your opinion?**

**My acreage/front footage is wrong!** Do you have a survey of property or are the metes and bounds old? If you have a recent survey, please submit it to our office and we will remap and correct acreage on our records.

The appraisal district will be glad to help you with any questions you may have.

## **Should I protest?**

Your most important right as a taxpayer is your right to protest to the Appraisal Review Board (ARB).

A protest is a written document stating your disagreement with the CAD's decisions. You may protest if you disagree with any of the appraisal district's actions concerning your property.

The ARB must base its decisions on evidence. It hears evidence from both the taxpayer and the appraisal district. Both sides must present evidence to support their position.

Many differences of opinion may be resolved through an **Informal Hearing** with a FCAD appraiser.

You may discuss your objections about your property value, exemptions and special-use appraisal with an appraiser in an informal hearing or present your case in a formal hearing before the Appraisal Review Board (ARB).

ARB decisions are binding only for the year in question. The ARB for Franklin County begins hearing formal protests in June. The ARB must complete most of the hearings by July 20.

Do not contact ARB members outside the hearing. ARB members are prohibited from communicating with other persons about a property under protest. Each ARB member must sign an affidavit stating that he or she hasn't discussed your case with anyone.

## **FORMAL vs INFORMAL HEARING**

A **formal hearing** is before the Appraisal Review Board (ARB). After filing your written protest, you will be assigned a time and date to appear before the ARB. This information will be mailed to you at least 15 days prior to your hearing. During the hearing, both you and the CAD will present your evidence to the ARB. **Hearings are limited to 15 minutes total.** After weighing the evidence, the ARB will render a decision.

The ARB may raise the value, lower the value or maintain the value.

An **informal hearing** is a meeting between you and a CAD appraiser. To schedule an informal hearing, contact the CAD to set up a mutually agreeable time and date.

**Before an informal or formal hearing, gather together your evidence to support your position and be prepared to submit a copy to the appraisal district.**

An **informal hearing** may be conducted in person, by phone, or thru email. Please contact the CAD for further details.

There will be **NO** informal hearings scheduled the week prior to formal hearings or once formal hearings have started.

**Protest deadline is end of business day 30 DAYS after the postmarked date that your Notice of Appraised Value was mailed. \*\*Note that it is 30 days after mailing the notice, not its receipt. (Or the next business day if deadline falls on a weekend)**