

FOR IMMEDIATE RELEASE

Date: 5/3/2023

## **Property Owners should Soon Start Receiving Appraisal Notices for the 2023 Tax Year.**

You may soon receive an appraisal notice from the Hardin County Appraisal District. The Appraisal District mailed about 23,000 appraisal notices on May 4, 2023. Your city, county, school district and other local taxing units will use the appraisal district's value to set your 2023 property taxes. Notices for other property types will follow within the next few weeks.

Most will see increases to the market value of your property for the 2023 Tax Year. The Hardin County Appraisal District is by law to appraise all property values at its market value as of January 1.

### **Section 23.01 Texas Property Tax Code**

***(a) Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.***

***(b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value.***

### **State Property Tax Code Section 1.04(7) Definitions**

***"Market Value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:***

***(A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser.***

***(B) both the seller and the purchaser know all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and***

***(C) both the seller and the purchaser seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.***

Property owners who disagree with the appraised value of the property, the exemptions or any other action by the appraisal district have the right to appeal to the Hardin County Appraisal Review Board (ARB). The ARB is an independent panel of citizens responsible for hearing and settling property owner protest. The notice of appraised value includes instructions on how and when to file a protest, a protest form, a statement about the availability of an informal conference prior to attending a protest hearing and a copy of the Comptroller's *Property Taxpayer Remedies*. The deadline for filing a protest with the ARB is June 4, 2023, or 30 days after your notice of appraised value was delivered (mailed) to you.

In order to make sure no property owner goes without being able to voice their concerns; the district ask all whom want to protest their appraised value to please file you protest form included in the notice of appraised value and the district will call to make an appointment for an informal meeting with one of the staff appraisers. The Notice of Appraised value is your right and opportunity to make sure the appraised value is accurate. The Hardin County Appraisal District does not want to over appraiser or under appraise property however, we do want to have accurate appraised values. The Hardin County Appraisal District does not assess taxes, we only appraiser property in Hardin County. The Taxing Entities are the districts that determine the amount of taxes you will ultimately pay.

Sincerely,  
Angela Waldrep  
Chief Appraiser  
Hardin County Appraisal District