

Notice of Appraised Value

A Notice of Appraised Value, generally, informs property owners of the taxable value of their property. It is NOT a tax bill.

If the value of a property is higher than it was in the previous year, the value of a property is higher than the property owner gave on a rendition, the property was not in the appraisal records the previous year, or an exemption that was on a property the previous year has been canceled or reduced for the current year, then a detailed notice is required by the Texas Property Tax Code.

FBCAD sends a Notice of Appraised Value every year even though it is not required by the Tax Code.

The Notice contains:

- a description of the property;
- taxing units that tax the property;
- the appraised value for the previous year;
- the appraised value for the current year;
- an explanation of available property tax exemptions;
- last year's and this year's exemptions;
- statutory language;
- an explanation of how to protest the property value;
- Appraisal Review Board (ARB) hearing information;
- and an explanation that the appraisal district only determines property values and does not decide on tax increases.

Tax Code Section 25.19 requires the Chief Appraiser to send a notice of appraised value by May 1 or April 1 for residence homesteads, or as soon as possible after.

If a property owner disagrees with their property value, they have the right to file a protest with the ARB. A protest form and information about how and when to file a property value protest is included with the notice of appraised value.

For copies notices of appraised value for previous years, please fill out an open records request online at [Open Records – Fort Bend Central Appraisal District \(fbcad.org\)](https://www.fbcad.org).

Explanation of Items on Notice of Appraised Value

On the first page of the notice

Market Value: Market value is the price at which a property would transfer for cash or its equivalent under current market conditions if the property is:

- a. for sale for a reasonable amount of time to find a seller,
- b. the seller and buyer know everything a property can be used for and all restrictions on its use
- c. neither the buyer nor the seller is in a position to take advantage of the other
- d. and they both seek to maximize their own gains.

Appraised Value: This is the market value, minus any amount the homestead cap takes off the market value. If you do not have a homestead exemption, or you do have the homestead exemption, but your property value did not increase more than 10% since last year, then your appraised value will be the same as the market value. If you do have a homestead exemption and your property value is more than a 10% increase from last year, then the homestead cap will be take effect and your appraised value will be set at whatever a 10% increase from last year would be. Please note that the homestead cap is not effective until the second year the homestead exemption is on a property.

Protest date: The date to file a protest of the property value will be listed toward the end of page one.

On the second page of the notice

Appraised Value: This section lists the appraised value from last year, and the appraised value for this year. Remember, appraised value is not necessarily the same amount as the market value.

(Current Year) Market Value For Account Number (account number for the property): This section lists several pieces of information.

1. Market value of land: The value of the land associated with a property.

2. **Market Value of Building/Improvement:** The value of any improvements associated with a property. Improvements are buildings, structures, fixtures, fences, etc. It does not refer to updates, remodels, or additions but could include those items. Improvements are anything that is not land.
3. **Total Market Value:** The sum of the land and improvements for a property. See also the above definition of market value.
4. **Homestead Cap:** The homestead cap is a feature of the homestead exemption. If your property value from last year to this year increased more than 10%, your appraised value is set at whatever a 10% increase from last year would be. The homestead cap amount listed in this section is the amount of the current year property value that is more than a 10% increase from last year. If this amount is zero then there is either no homestead exemption on the property, or the property is not more than a 10% increase from last year.
5. **Total Productivity Value for AG:** If a property owner has applied for special use agricultural valuation because they use their land to produce agricultural products, then there will be an amount listed for this section. This amount is the amount land that has been granted an ag valuation produces.

Exemption Information: This section lists several exemptions that can be applied to a property and the codes for those exemptions. This is not an all-inclusive list but does include the most common exemptions.

List of Taxing Units and Exemptions: This section lists several pieces of information.

1. **Taxing Unit:** These are the taxing units assessing a property tax on your property.
2. **(Last Tax Year) Exemption:** This is the exemptions that were on a property for the prior year. If nothing is listed, there were no exemptions on the property last year.
3. **(Last Year) Exemption Amount:** This is the total amount that was deducted for all exemptions from the appraised value of the property for last year. Exemptions work by deducting a certain flat amount or percentage from

the appraised value of a property. The new lower amount is used in the calculation of property taxes.

4. (Last Year) Taxable Value: This is the amount that was left after deductions from the appraised value were made for exemptions last year. This amount was the amount that was used by tax collecting agencies to calculate taxes last year.
5. Amount of Exemption Cancelled or Reduced: This is the amount that an exemption amount has changed from last year to the current year. This change could be due to a taxing unit changing the amount of the deduction for an exemption, or it could be due to there being no exemptions at all for the current year. If the amount is a positive amount, for example \$91,518, that is how much **less** the exemption is this year versus last year. If the amount is a negative amount for example, \$-7,230, that is how much **more** the exemption is this year than last year.
6. (Current year) Exemption: This is the exemptions that are on a property this year. If nothing is listed, there are no exemptions on the property for the current tax year.
7. (Current Year) Exemption Amount: This is the total amount that was deducted for all exemptions from the appraised value of the property this year.
8. (Current Year) Taxable Value: This is the amount that was left after deductions from the appraised value were made for exemptions this year. This amount is the amount that will be used by tax collecting agencies to calculate taxes later this year. Note: the amount is different for each taxing entity because each entity can decide the exemption amounts beyond certain minimums required by the Tax Code. Some entities can elect to offer no exemptions (such as MUDs).

The last part of the notice explains any facts that a property owner needs to know for this tax year, such as any upcoming elections that may change exemption amounts, information about the school tax freeze/ceiling, where you can find information about local property taxes, a list of any additional documents that are included with the notice, the date that the ARB will start hearing protests, contact information for the Appraisal District, etc.