

## **TEXAS PROPERTY TAX CALENDAR**

### **APPRAISAL PHASE**

**JANUARY 1 – MAY 15**

- Lien attaches to property January 1 – lien extinguished when taxes paid to collectors.
- Appraisal District records property ownership and determines property value as of January 1.
- Appraisal District adds new records, removes old records and identifies property situs.
- Appraisal Districts review, approve or deny exemptions and special land use appraisals.
- Taxpayers submit renditions (required for business personal property).
- Chief Appraiser sends Notices of Appraised Value to taxpayers.

### **EQUALIZATION PHASE**

**MAY 15 – JULY 20**

- Chief Appraiser presents records to Appraisal Review Board (ARB).
- ARB reviews records prepared by the Appraisal District.
- ARB hears taxing unit challenges and taxpayer protests.
- ARB presents changes based on hearings to the Chief Appraiser and notifies property owners by written order.
- ARB approves appraisal records by July 20.
- Chief Appraiser certifies appraisal roll to each taxing unit by July 25.
- Most changes to appraisal roll after certification must be reviewed by ARB.

### **ASSESSMENT PHASE**

**JULY 25 – OCTOBER 1**

- Assessor receives certified appraisal roll from the Chief Appraiser and presents it to the taxing units governing body for review with budget preparation.
- Assessor calculates the effective and rollback tax rates.
- Taxing unit publishes the calculated rates and other financial information for taxpayer review.
- Taxing unit governing body holds public hearings, adopts tax rate and finalizes budget.
- Assessor calculates a bill for each taxpayer and mails by October 1 or as soon as practicable.

### **COLLECTION PHASE**

**OCTOBER 1 – COLLECTED**

- Taxes due when bill received and delinquent if not paid by February 1. Penalty and interest begins to accrue on prior year taxes. The accrual of 6% penalty and 1% interest which increases by 1% each month cannot be waived by the tax collector.
  - Collectors send supplemental bills based on updates and changes from the Appraisal District and the ARB.
  - Tax bills mailed after January 10, delinquency date is the first day of the next month that provides at least 21 days after date of mailing for payment of taxes.
  - July 1 – 20% collection fee accrues against delinquent tax amount.
  - Collectors send out delinquent bills and take legal action to secure payment of overdue taxes, penalties, and interest. Failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, due date, existence of a tax lien, or any procedure instituted to collect a tax.
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