

PROPERTY APPRAISAL-NOTICE OF PROTEST-2017 TAX YEAR

JEFFERSON COUNTY APPRAISAL DISTRICT
PO BOX 21337, BEAUMONT TX 77720 -1337

409-840-9944 or 727-4611

WWW.JCAD.ORG

This document must be filed with the Appraisal Review Board (ARB) for the Jefferson County Appraisal District. It must not be filed with the office of the Texas Comptroller of Public Accounts.

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

FILING DEADLINES: The usual deadline for filing your protest (having it postmarked if you mail it) is midnight, May 31. A different deadline will apply to you if:

- your Notice of Appraised Value was postmarked after May 2
- your protest concerns a change in the use of agricultural, open-space, or timber land
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change
- the Appraisal District or the ARB was required by law to send you notice about a property and did not; or
- in certain limited circumstances, you had good cause for missing the May 31st protest deadline.

Your specific protest filing deadline is printed in the appraisal notice.

ASSISTANCE: The Comptroller's office may not advise a property owner, a property owner's agent, or the chief appraiser or another employee of an appraisal district on a matter that the Comptroller's Office knows is the subject of a protest to the ARB.

Step 1: Owner's or lessee's name and address	Owner's or lessee's name
	Owner's or lessee's mailing address (number & street (or PO box), city, state, zip code)

Step 2: Describe the property under protest	Give street address and city if different from above, or legal description if no street address
	Appraisal District PID # OR Account #
	Mobile homes – give make, model and identification number

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. For example, if you select the first box indicating an incorrect market or appraised value for your property, you are representing that the value is incorrect – usually that the value should be lowered. If you also want to protest that your property is not appraised at the same level as a representative sample of comparable properties appropriately adjusted for condition, size, location and other factors, you must also select the box indicating the value is unequal compared with other properties. Your property may not be appraised at its market value, but be unequally appraised. 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.

Step 3: Check reason(s) for your protest	<input type="checkbox"/> Incorrect market or appraised value <input type="checkbox"/> Value is unequal compared with other properties <input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit) <input type="checkbox"/> Failure to send required notice _____ (type) <input type="checkbox"/> Owner's name is incorrect <input type="checkbox"/> Other _____	<input type="checkbox"/> Exemption was denied, modified or canceled <input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timber land <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or canceled <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal <input type="checkbox"/> Property description is incorrect <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included in the appraisal district's records.
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Step 4: Give facts that may help resolve your case (attach addtl pages if needed)	<hr/> <hr/>
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Step 4: Give facts that may help resolve your case (attach addtl pages if needed)	What do you think your property's value is? (Optional) \$ _____
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Step 5: Check to receive ARB hearing procedures	I want the ARB to send me a copy of its hearings procedures (If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearings procedures). <input type="checkbox"/> Yes <input type="checkbox"/> No
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Step 6: Sign the protest	Sign Here	Date: _____	Telephone No(s): Home: _____ Work: _____ Cell: _____
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