

2026 VALUE NOTICES AND PROTEST PROCEDURES

The 2026 Notices of Appraised Value (notices) informing you of your preliminary 2026 value will be mailed between April 10, 2026 and May 15, 2026.

State law requires our office to appraise property at its market value, being the value the property would sell for. If your property did not recently sell, our office must base your appraised value based on the sales prices of similar properties. If you do not agree with your valuation, you must file a written notice of protest in order to discuss your property with an appraiser. A protest form was included in your notice, or you may use this [Notice of Protest](#) form. The protest deadline is the later of May 15, 2026 or 30 days after your notice is mailed to you, which is clearly printed on your notice.

FILING A PROTEST

The protest form included with your notice of appraised value allows you to select the type of hearing you prefer:

- Telephone conference (you are responsible for calling the number on your notice of protest hearing letter to register at your hearing time)
- Zoom video conference (you are responsible for calling the number on your notice of protest hearing letter to register at your hearing time)
- In person
- Written affidavit (you must submit the [Property Owner's Affidavit of Evidence](#) prior to your hearing)

You may file your protest using any of these methods:

- Mail to PO Box 21337, Beaumont TX 77720
- Hand delivery to our office located at 4610 S 4th St., Beaumont TX 77705
- Email your completed protest form to protests@jcad.org
- File using Online Protests through our website at the top or by clicking portal.jcad.org

APPRAISAL REVIEW BOARD (ARB) HEARING

Once your protest is filed, you will be scheduled a hearing, and a notice of protest hearing with the date and time of your formal hearing with the ARB will be mailed or sent electronically. **IF YOU DO NOT RECEIVE YOUR NOTICE OF PROTEST HEARING WITHIN 14 DAYS OF FILING YOUR PROTEST, PLEASE CONTACT OUR OFFICE.**

Upon receipt of your hearing date, please upload your evidence to our evidence portal, <https://protestupload.jcad.org>, as soon as possible. As an alternate, you may mail your evidence or hand deliver it to our office. Please identify your evidence with the Case number assigned to your protest, your Property ID, or the physical address of your property. You may request the evidence the District intends to use at your protest hearing by emailing evidence@jcad.org or calling our office and asking for the Evidence Department.

Before your hearing with the ARB, an appraiser will review your evidence and contact you to discuss your protest. If you are unable to resolve your protest with an appraiser by your hearing date, you will need to appear before the ARB as scheduled.

PLEASE DO NOT BRING EVIDENCE FROM A CELL PHONE TO YOUR FORMAL HEARING WITH THE ARB. IF EVIDENCE IS NOT SUBMITTED IN THE PROPER FORMAT, YOUR HEARING MAY BE DELAYED OR POSTPONED. PLEASE READ THE ARB HEARINGS PROCEDURES FOR IMPORTANT INFORMATION

DELIVERY OF NOTICE OF PROTEST HEARING AND ARB ORDER BY ELECTRONIC COMMUNICATION

New legislation now requires property owners and agents to enter into a *Request for Electronic Delivery of Communications with a Tax Official Agreement* in order for the notice of protest hearing and ARB Order to be sent electronically. Please register for electronic communication on our website: Taxpayers: portal.jcad.org or Agents: agentappeals.jcad.org