

INFORMAL APPRAISAL REVIEW PROCESS

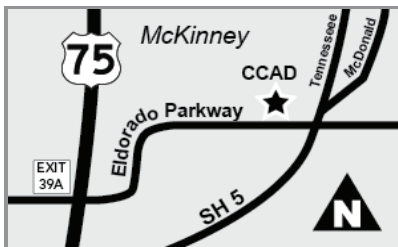
Important Taxpayer Information



YOUR PROPERTY VALUE IS IMPORTANT TO US

Due to the current health crisis and for the best interest of the community and staff, in-person informal reviews are suspended. To request a review of your property appraisal, property owners must file a protest using the Online Appeals eFile website on your notice or submit a written protest by mail or hand delivery. The protest must contain your current email address for any electronic communication prior to the hearing.

About the Appraisal - The appraiser is required to appraise property at market value as of January 1st. There are currently no provisions in the Texas Property Tax Code to set aside the statutory January 1st appraisal, with an appraisal based on different market conditions, including the current COVID-19 pandemic. The appraiser has applied generally accepted mass appraisal methods and techniques based upon individual characteristics that affect the market value of your property.



ONLY the Customer Service Lobby is Open to the Public

Hours: Monday thru Friday, 8am to 5pm; Thursdays (April 15 – May 17), till 7pm

Address: 250 Eldorado Pkwy, McKinney TX 75069

Drop-Box available 24/7 next to the main entrance doors

Phone: 469.742.9200 (metro) / 866.467.1110 (toll-free)

Providing Information - Please provide the following items with your protest, based on the property type:

Real Property: closing disclosure, contracts, comparable sales data, appraisals, loan documents, repair estimates, photographs, and any other information you deem relevant

Business Personal Property: depreciation schedules, balance sheets, IRS returns, and letters from your CPA certifying the correct values of inventory, furniture, and/or equipment

After Informally Reviewing Your Protest - The appraiser will choose one of two actions:

1. Change the appraised value based on a review of the appraisal (including information & documents you provided); or
2. Make no change to the original appraised value.

After Receiving the Appraiser's Action - You may choose one of two options:

1. Agree with the change the appraiser made to the appraised value; or
2. Disagree with the appraiser's decision and proceed with a formal Appraisal Review Board hearing by written declaration or sworn affidavit of evidence, accompanied by a telephone hearing to offer arguments, if requested. See the COVID-19 Info section on the back for more information.

Protest Deadline - THERE IS A PROTEST DEADLINE. THIS DEADLINE IS PRINTED ON YOUR APPRAISAL NOTICE.

You must eFile your protest prior to the protest deadline to reserve your rights to a formal Appraisal Review Board (ARB) hearing. The ARB will also accept protests postmarked or hand-delivered to our office on or before the protest deadline. The ARB will notify you of the date and time of your scheduled hearing at least 15 days prior to the hearing.

Did Your Property Sustain Damage By Winter Storm Uri? - You may qualify for a 2021 property tax exemption! In an area declared a disaster area by the Governor, Tax Code Section 11.35 allows a qualified property that is at least 15% damaged by a disaster to receive a temporary exemption of a portion of the appraised value of the qualified property. A property owner must apply for the temporary exemption, and the deadline for application is 105 days after the Governor declares a disaster area. The deadline for filing the application for the 2021 Winter Storm Uri temporary exemption is May 28, 2021. For more information, see the announcement and press release on our website.

In the interest of safety for property owners, owner representatives, Appraisal Review Board members, district staff, and the general public, the Collin Central Appraisal District (CCAD) will not conduct in-person meetings with property owners or their representatives. Other than written protests, applications, or documents received at our Customer Service counter or deposited in our drop-box, all communication will be through our online eFile system, telephone, mail, or email. If your Appraisal Notice includes a secure PIN to file online, we encourage you to please use our Online Appeals eFile website to file your protest.

2021 Appraisal Review Board (ARB) Hearings - A property owner or their authorized representative, will participate in their protest hearing by written declaration or sworn affidavit of evidence, accompanied by a telephone hearing to offer arguments, if requested. The ARB will accept faxed or emailed declarations and affidavits. **The ARB must receive the declaration or affidavit prior to your protest hearing**, including a telephone hearing. At least 15 days prior to your protest hearing, the ARB will mail you a scheduling notice, including the phone number for you to call, for a telephone hearing. The mailing will include other general information about the hearing process.

For more information about the Collin Appraisal Review Board, visit: www.CollinARB.org

THE FOLLOWING INFORMATION IS PROVIDED TO ASSIST YOU IN REVIEWING YOUR NOTICE OF APPRAISED VALUE

Why did I receive this Notice of Appraised Value?

This value notice was sent to inform you of the appraised value your School District, Collin County, Collin County Community College, City or Special District (if you live in a city or special district that levies taxes) will use in calculating your property taxes this year.

What are the Appraisal District's duties?

The Appraisal District's primary duties include placing all taxable property on the appraisal roll, appraising all properties at market value, approval or denial of exemption applications, approval or denial of agricultural use appraisal applications, and processing agricultural use rollbacks for change of use.

What is the appraised value based on?

Section 1.04 of the Texas Property Tax Code requires the Appraisal District to appraise all properties at 100% MARKET VALUE. The tax code defines market value as the price at which a property would transfer under prevailing market conditions on January 1st, considering the seller has a reasonable time to find a purchaser, and both are knowledgeable of the possible uses of the property and neither are in a position to take advantage of the other.

Who sets the tax rates?

The governing body of each taxing unit (city, school, county, etc.) determines their tax rate for each year. The Appraisal District does not recommend, determine or adopt tax rates. Please contact the appropriate taxing unit for questions or concerns related to their tax rate.

What must I do to qualify for a General Residential Homestead Exemption?

You may qualify if you:

- ✓ Own & occupy the home as your principal residence on January 1st;
- ✓ Do not claim a residential exemption on any other property; and
- ✓ File an exemption application with the Appraisal District

(NOTE: School districts must allow the general homestead exemption. All other entities are optional.)

Visit our website or contact our office for more information regarding other exemptions that are available.

Exemption applications are available on our website or you can call our office to request one by mail.