



Collin Central Appraisal District

PRESS RELEASE

Issued by Bo Daffin, Chief Appraiser, May 13, 2020

2020 Notices of Appraised Value & District Operations

REAL ESTATE APPRAISAL NOTICES:

- Mailing date May 15th.
- Protest deadline for notices mailed May 15th will be June 15th.
- We will mail appraisal notices for all real properties, as we do each year.
- Appraised Values are based on a property's market value on January 1, 2020, as required by the Property Tax Code.

BUSINESS PERSONAL PROPERTY (BPP) APPRAISAL NOTICES:

- BPP mailing date will trail real estate notices by approximately three weeks.
- BPP protest deadline will be 30 days after the date BPP appraisal notices are mailed.
- We will mail appraisal notices for all BPP properties, as we do each year.
- Appraised Values are based on a property's market value on January 1, 2020, as required by the Property Tax Code.

CUSTOMER SERVICE LOBBY OPEN TO THE PUBLIC:

- Our Customer Service department is open to assist the public with filing their homestead, senior citizen, veterans and other exemption applications.
 - Beginning Friday, May 15th, owners and their representatives can deliver protest forms to the ARB at our Customer Service counter.
- Our Mapping/GIS department is open to assist the public with questions concerning tax parcel mapping and the District's ownership files. Please note that deeds or other property instruments are not filed with the District. Our records are updated based on filings at the County Clerk's office.

THE DISTRICT WILL NOT CONDUCT IN-PERSON MEETINGS:

- If the owner disagrees with the Notice of Appraised Value, they will need to file a protest with the Appraisal Review Board (ARB) via the online eFile system, in writing by mail or hand delivered to 250 Eldorado Pkwy, McKinney, TX 75069.
- An appraiser and/or an exemptions administrator will be notified that a protest has been filed, including the reason for the protest.
- Information and informal discussions with District staff will be handled through the online eFile system, by telephone, by email or mail.
- If the District's staff and owner or their authorized representative reach an agreement prior to the date of the scheduled protest hearing, the ARB hearing will be canceled.
- If there is not an agreement prior to the scheduled protest hearing, the owner or their authorized representative will need to proceed with their ARB hearing.

APPRAISAL REVIEW BOARD (ARB):

The ARB is not appointed by the District's board of directors or the chief appraiser.

All members of the ARB are appointed by the local Administrative District Judge and trained by the Texas Comptroller, in accordance with the Property Tax Code.

This section is being included with the Appraisal District's press release, with consent of the ARB's chairman, to provide information to property owners and their authorized representatives.

- The ARB will begin their hearings on July 6th.
- The ARB will conduct protest hearings based on evidence and testimony presented by affidavit or written declaration, which may be accompanied by a telephone hearing if requested by the owner or their authorized representative.
 - Owners, their authorized representatives and their expert witnesses will not appear in person due to distancing requirements.
 - The Appraisal District's chief appraiser and all testifying parties representing the District, whether employees of the District or expert witnesses, will not appear in person due to distancing requirements.
 - The only Appraisal District staff allowed in the hearing panels will be clerical, administrative or technological support, adhering to appropriate safety guidelines.
- The ARB will accept affidavits, written declarations and evidence by mail or hand delivery to 250 Eldorado Pkwy, McKinney, TX 75069, by email or fax.
 - Mail, email and fax instructions will be included in the ARB's hearing notification letter.
- The ARB is in the process of updating their website <https://collinarb.org> including posting their email address and fax number for owners and their authorized representatives to deliver affidavits, declarations and evidence.
 - A declaration template will be available on the ARB's website.
 - The declaration template can be downloaded, completed electronically and submitted via email to the ARB @ collinarb2020@collinarb.org
 - The declaration template can be printed, completed by hand then mailed, or hand delivered to the ARB at 250 Eldorado Pkwy, McKinney, TX 75069, or scanned and emailed to collinarb2020@collinarb.org
 - The primary difference between an affidavit and written declaration is a declaration does not require a Notary.