

Frequently Asked Questions

1. I received my Property Tax Notice in the mail recently and my property value is higher than last year's amount. What can I do about it?

As the property owner, you have the right to protest your property before the appraisal review board. Here are some options to consider -

- You may hire a state licensed property tax consultant (such as Carlson Property Tax) to handle everything for you. As your representative, we will handle all the forms for you, compile data and paperwork required, attend all protest hearings as necessary at the appraisal review board.
- You may file your own written protest (which will require that you handle all the forms yourself, compile necessary data required and attend the hearings in front of the appraisal review board, etc.)
- You may do nothing at all if you choose.

2. If Carlson Property Tax handles my property taxes, What do I need to do to get the process going?

- Here is what you do: From the **Home** page, select "**Click Here to Sign Up**" button, then
- Follow the instructions on the "**Sign Up**" Page, and you're done!

3. There are a few confusing things about the AOA form, Step 1 and Step 2, can you please clarify what you want for each?

- **Step 1:** Enter your MAILING ADDRESS (it may be different than your property's address)
- **Step 2:** Enter the ACTUAL PHYSICAL ADDRESS of the property that we are disputing
- **Step 10:** Please SIGN and DATE the form with your signature and current date.

4. What are the benefits of using Carlson Property Tax?

- We handle the entire process from start to finish for your property
- We compile and process all data related to your property that the Appraisal Review Board needs to review your protest
- We handle all filings and necessary paperwork for you, as well as inform you in writing of the decision
- We protest on your behalf in either informal or formal hearings to the appropriate appraisal review board
- We handle your property as if we were protesting our own
- We value relationships and provide our clients with personalized customer service
- Other consultants and agents use our company for our expertise.
- We understand the sales comparable adjustments and CAD calculation of market value and fair & equal sample of 7 assessment comparables.
- Free up your time up and busy schedule

- Our results last year were a 85% reduction rate and estimated \$1,129 per reduction.
- Access to market data from NTREIS and other subscriptions.
- Our experience with the DFW market and market value for submarkets.

These are Your Property Taxpayer Bill of Rights:

Source: Susan B. Combs

- You have the right to equal and uniform taxation.
- You have the right to ensure that your property is appraised uniformly with similar property in your county.
- You have the right to have your property appraised according to generally accepted appraisal techniques and other requirements of law.
- You have the right to receive exemptions or other tax relief for which you qualify and apply timely.
- You have the right to notice of property value increases, exemption changes and estimated tax amounts.
- You have the right to inspect non-confidential information used to appraise your property.
- You have the right to protest your property's value and other appraisal matters to an appraisal review board composed of an impartial group of citizens in your community.
- You have the right to appeal the appraisal review board's decision to district court in the county where the property is located.
- You have the right to fair treatment by the appraisal district, the appraisal review board and the tax assessor-collector.
- You have the right to voice your opinions at open public meetings about proposed tax rates and to ask questions of the governing body responsible for setting tax rates.
- You have the right to petition a local government to call an election to limit a tax increase in certain circumstances.
- You have the right to receive a free copy of the pamphlet entitled Property Taxpayer Remedies published by the Texas Comptroller of Public Accounts.