

PROPERTY TAX – NOTICE OF PROTEST

Year

Appraisal District Name JIM WELLS COUNTY APPRAISAL DISTRICT	Phone Number (361)668-9656
Address PO BOX 607, ALICE, TX 78333-0607	Fax Number (361)668-6423

INSTRUCTIONS:

Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the appraisal district. If you want the appraisal review board to hear and decide your case, you must file a written notice of protest with the appraisal review board (ARB) for the appraisal district that took the action you want to protest. It must not be filed with the office of the Texas Comptroller of Public Accounts. If you are leasing the property subject to the protest, you must have a contract requiring you to pay the property taxes on the property.

FILING DEADLINES:

The usual deadline for filing your notice of protest (*having it postmarked by the post office if you mail it*) is midnight, May 31.

A different deadline will apply to you if:

- Your notice of appraised value was delivered to you after May 2;
- Your protest concerns a change in 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
- You had good cause for missing the May 31 protest-filing deadline.
- If your deadline falls on a Saturday, Sunday or other legal holiday, it is postponed until midnight of the next working day.

Contact the appraisal district for your specific protest-filing deadline.

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 name and address	Owner’s Name		
	Present mailing address		
	City, town or post office, state, zip code		
	Home Phone Number	Work Phone Number	Mobile or Other(s)
	Primary Email Address		Secondary Email Address
Step 2: Describe property under protest	Give street address and city if different from above or legal description if no street address:		
	Appraisal District account number:		
	Mobile Homes (give make, model & identification number):		
Step 3: Check reasons for your protest	Failure to check a box may result in your ability to protest an issue. If you check “value is over market value,” you are indicating that the appraised value is excessive and your property would not sell for the amount determined by the appraisal district. If you check “value is unequal as compared to other properties,” you are indicating 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. Your property may be appraised at its market value, but be unequally appraised. An appraisal review board may adjust your value to equalize it with other comparable properties. Please check all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law.		
	<input type="checkbox"/> Value is over market value <input type="checkbox"/> Value is unequal compared with other properties		
Step 4: Give facts that may help resolve your case	Continue on additional page if needed		
	What do you think your property’s value is (Required for Protests filed electronically):		
Step 5: Check to receive ARB hearing procedures	<input type="checkbox"/> Yes <input type="checkbox"/> No* I want the ARB to send me a copy of its hearing procedures. *If your protest goes to a hearing, you will automatically receive a copy of the ARB’s hearing procedures.		
	<input type="checkbox"/> Check here if you would prefer a night hearing. DOES NOT APPLY to oil and gas related properties.		
Step 6: Sign the application	Signature	Please Print Name of Person Signing Form	Date

Complete this form only if you wish to initiate a formal protest. This form must be signed, dated and returned to the Jim Wells County Appraisal District as follows: (1) BY MAIL: PO Box 607, Alice, TX 78333-0607 OR (2) IN PERSON: 1600 E Main St., Ste #100, Alice, TX 78332

Late Filed? <input type="checkbox"/> Yes <input type="checkbox"/> No	FOR OFFICE USE ONLY			Hearing Date:
	Copy to:	<input type="checkbox"/> RV <input type="checkbox"/> CR <input type="checkbox"/> RG <input type="checkbox"/> PP	<input type="checkbox"/> TYP - PP <input type="checkbox"/> TYP - MI	