



## BRAZORIA CENTRAL APPRAISAL DISTRICT

500 N C HENANGO ST ANGLETON, TX 77515-4650

Telephone: 979-849-7792 Fax: 979-849-7984

<http://www.brazoriacad.org>

### REQUEST FOR A LATE HEARING

Date of Request	
PID or GEO	
Owner Name	
Mailing Address	
City, State, Zip	
Phone	
Email Address	

According to the Texas Property Tax Code Section 41.44, to be entitled to a hearing, the property owner must file a written notice of protest before May 15<sup>th</sup> or not later than the 30<sup>th</sup> day after the date that the notice was delivered to the property owner as provided by Section 25.19, whichever date is later.

You may file a late notice of protest before the ARB approves the appraisal records and may be granted a hearing if the board determines that you had good cause for failing to meet the deadlines above. Some examples of unforeseeable events or extraordinary circumstance of good cause would include accidents, illnesses, and emergencies. Documentation of these good causes will be required to be submitted with this form.

My good cause and the reason I was not able to file a written protest between April 1<sup>st</sup> and May 15<sup>th</sup> is as follows:

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By signing below I hereby certify:

- 1) I am the owner of this property or a designated agent of the property owner.
- 2) That the above statements are true and correct to the best of my knowledge.

Signature:		Date:	
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PROPERTY APPRAISAL - NOTICE OF PROTEST

www.brazoriacad.org

Appraisal District Name BRAZORIA CENTRAL APPRAISAL DISTRICT * 500 N CHENANGO ANGLETON, TX 77515-4650	Phone (Area code and number) 979-849-7792														
<p>GENERAL INSTRUCTIONS: This form is for use by a property owner or an owner's designated agent to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.</p> <p>FILING INSTRUCTIONS: This form and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. Contact information for appraisal district offices may be found on the Comptroller's website.</p> <p>DEADLINES: With exceptions, the typical deadline for filing a notice of protest is midnight, May 15. (Tax Code Section 41.44) Contact the ARB for the county in which the property is located for the specific protest filing deadline.</p> <p>NOTICE: The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.</p>															
SECTION 1: Property Owner or Lessee Information	<input type="checkbox"/> Person Age 65 or Older <input type="checkbox"/> Disabled Person <input type="checkbox"/> Military Service Member <input type="checkbox"/> Military Veteran <input type="checkbox"/> Spouse of a Military Service Member or Veteran Name of property owner or lessee _____ Mailing Address, City, State, ZIP Code _____ Primary Phone Number (area code and number) _____ Email Address* _____														
SECTION 2: Property Description	Give street address and city if different from above, or legal description if no street address _____ Appraisal district account number (optional) _____ Mobile homes: (Give make, model and identification number) _____														
<p><b>To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply.</b>          Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.</p>															
SECTION 3: Reason for Protest	<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Incorrect appraised (market) value and/or value is unequal compared with other properties</td> <td style="width:50%; border: none;"><input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland.</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Property should not be taxed in: _____ (Taxing Unit).</td> <td style="border: none;"><input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.</td> <td style="border: none;"><input type="checkbox"/> Owner's name is incorrect.</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Failure to send required notice. _____ (type)</td> <td style="border: none;"><input type="checkbox"/> Property description is incorrect.</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Exemption was denied, modified or cancelled.</td> <td style="border: none;"><input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Temporary disaster damage exemption was denied or modified.</td> <td style="border: none;"><input type="checkbox"/> Other: _____</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled.</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> Incorrect appraised (market) value and/or value is unequal compared with other properties	<input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland.	<input type="checkbox"/> Property should not be taxed in: _____ (Taxing Unit).	<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	<input type="checkbox"/> Owner's name is incorrect.	<input type="checkbox"/> Failure to send required notice. _____ (type)	<input type="checkbox"/> Property description is incorrect.	<input type="checkbox"/> Exemption was denied, modified or cancelled.	<input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.	<input type="checkbox"/> Temporary disaster damage exemption was denied or modified.	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled.	
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SECTION 4: Additional facts	Provide facts that may help resolve this protest: _____ _____ What do you think your property's value is? (Optional) _____														
SECTION 5: Hearing Type	I intend to appear in the ARB hearing scheduled for my protest in the following manner <b>(Check only one box)</b> : <input type="checkbox"/> In person <input type="checkbox"/> By telephone conference call <input type="checkbox"/> Online through Zoom <input type="checkbox"/> On written affidavit submitted with evidence and delivered to the ARB <b>before</b> the hearing begins <b>Do you request an informal conference with the appraisal office before the protest hearing?</b> Yes ___ No ___ <b>Do you request a hearing with a single-member ARB panel?</b> Yes ___ No ___														
SECTION 6: Check to receive ARB hearing procedures	I request my notice of hearing to be delivered by <b>(check one only)</b> : <input type="checkbox"/> First Class US Mail (no charge) <input type="checkbox"/> Certified mail and agree to pay the cost (if applicable) <input type="checkbox"/> Email to the electronic address I provided in Section 1 of this form <b>If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures.</b> I want the ARB to send me a copy of its hearing procedures . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No Do you request an electronic reminder by text or email of the date, time and place of your ARB protest hearing? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(Please provide info in Section 1)</i>														
SECTION 7: Special Panels Over \$52 Million Only Apply	I request a special panel to hear my protest..... <input type="checkbox"/> Yes <input type="checkbox"/> No My property is appraised at \$52 million or greater..... <input type="checkbox"/> Yes <input type="checkbox"/> No Appraisal district's value assigned to your property \$ _____ Classification of your property: <input type="checkbox"/> Commercial real and personal property <input type="checkbox"/> Real and personal property of utilities <input type="checkbox"/> Industrial and manufacturing real and personal property <input type="checkbox"/> Multifamily residential real property														
SECTION 8: Certification and Signature	<input type="checkbox"/> Property Owner <input type="checkbox"/> Property Owner's Agent <input type="checkbox"/> Other _____ Date _____ print here _____ sign here _____														

\*An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act. \*\*If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date. You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing. Review the ARB's hearing procedures for the county-specific telephone conference call procedures. Special panels are available in counties with a population of one million or more. To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of equal to or greater than the minimum eligibility amount determined by Tax Code Section 6.425(g) and be classified as one of the following: commercial real and personal property; real property of utilities; industrial and manufacturing real and personal property; or multifamily residential real property.

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