

NEWS OF THE DISTRICT

The Texas Comptroller of Public Accounts Property Tax Division (PTAD) is required by law to perform Methods and Assistance Program Review on governance, taxpayer assistance, operating procedures and appraisal standards, procedures, and methodology at least once every two years. Mandatory guidelines are set to assist the reviewers in answering questions regarding the appraisal districts assigned. Howard County Appraisal District recently received a letter of congratulations for the 2020-2021 property tax. See letter attached at the end of this document.

Howard CAD staff and appraisers worked diligently to meet state standards to obtain compliance in all areas of the audit. Congratulations for a job well done.

It is now time for the district to focus on the 2022-2023 Property Value Study in which the current study received last week reflect values less than the required 95% level. Appraisers must began inspecting properties throughout the county to insure all property is accounted for properly and appraised equally and uniformly.

Local schools will continue to lose state funding if local values do not meet the 95% level. When local schools do not receive maximum state funding, local taxes must increase, services cut, and exemptions reduced in order to balance the budgets.

“Homeowners who have filed a homestead exemption are protected by law from increases greater than 10 % which will ameliorate the impact of required changes.” Homeowners 65 and over as well as the disabled will not see increases in school tax due to the cap on the homestead exemption.

School Districts are mandated by law to grant a \$25,000-value homestead exemption. May 7, 2022, the public will vote to increase the exemption to \$40,000 which would reduce the assessed value of the residential property.

Notices of Appraised Value will be mailed to all property owners in early May reflecting the 2022 values. If a property owner feels they could not sell the property for that amount, they should file a notice of protest. Appraisers will meet with property owners in person to discuss their property. The homeowner should share data to attempt to reach an agreement. If an agreement cannot be reached, the property owner may appeal the value to the local Appraisal Review Board, a group of local citizens who are not connected to local government or the appraisal district.

Data continues to indicate an increase in home values and continue to rise due to low mortgage rates and people moving to Texas from other state.



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

January 25, 2022

Craig Wyrick, Board Chair
Patricia Davis, Chief Appraiser
Howard County Appraisal District
P.O. Drawer 1151
Big Spring, TX 79720-1151

RECEIVED

JAN 27 2022

Howard County Appraisal District
Big Spring, Texas 79720

Dear Board Chair Wyrick and Chief Appraiser Davis:

Howard County Appraisal District (Howard CAD) has substantially completed all recommendations made in the Methods and Assistance Program (MAP) review released in January 2021. Howard CAD is therefore in compliance with Tax Code Section 5.102, Comptroller Rule 9.301 and the 2020-21 MAP requirements.

It is important to keep appraisal practices up-to-date and consistent with requirements of the Tax Code; Comptroller rules; generally accepted standards, procedures and methodology; and other laws. Tax Code Section 5.102 requires the Comptroller to review each CAD's governance, taxpayer assistance, operating standards and appraisal standards, procedures and methodology at least once every two years.

We congratulate Howard CAD's board and staff for their work.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Murphy", is written over a light blue circular stamp.

Shannon Murphy
Director
Property Tax Assistance Division

