



PROPERTY TAXES

HOW CAN YOU LOWER YOURS?



Property taxes pay for schools, roads, police and firemen, emergency response services, libraries, parks, and other services provided by local government.

An increase in property taxes impacts mortgages and rental values.

How are your Property Taxes Calculated?

In Texas, property taxes are calculated based on the appraised value of the property, exemptions, and the tax rate established by local taxing entities.

$$\left(\begin{array}{c} \text{HOME} \\ \text{VALUE} \\ \text{(APPRAISED VALUE)} \end{array} - \text{EXEMPTIONS} \right) \times \left(\begin{array}{c} \text{TAX} \\ \text{RATE} \\ \text{(TAXING ENTITIES)} \end{array} / 100 \right)$$

Appraised Value: Your County Appraisal District sets the value under which your taxes will be calculated through the property appraisal process.

Per Texas Law, this process should be performed at least once every 3 years with a 10% cap increase for residences, unless improvements are done. Most counties choose to appraise and increase your property value on an yearly basis.

Exemptions:

- HS001 = General Homestead exemption
- OH = Optional Homestead exemption - Taxing Entities to approve
- OV003 = Over 65 exemption
- OO65 = Optional Over 65 exemption - Taxing Entities to approve
- DP = Disabled Person exemption

Taxing Entities: Each of these set a tax rate and adds to your property taxes.

County Comissioners Court, City Council, School Board, County College.

Depending on the area:

Water District, Hospital & County Emergency Services.

Example based on a Residence with homestead exemption in Arlington valued by the appraisal district at \$340,000.

Exemption: City = 20% - County & Hospital = 10% - County College = 5,000 - ISD = 100,000

2023 Taxing Entities Tax Rate per \$100

024 - CITY OF ARLINGTON - 0.589800
 220 - Tarrant County - 0.194500
 224 - JPS HEALTH NETWORK - 0.194500
 225 - TARRANT COUNTY COLLEGE - 0.112170
 901 - ARLINGTON ISD - 1.115600

Exemptions

20% (Min \$5,000)
 10% (Min \$5000)
 10% (Min \$5,000)
 1% (Min \$5,000)
 \$100,000

$$\left(\frac{\text{HOME VALUE (APPRAISED VALUE)} - \text{EXEMPTIONS}}{100} \right) \times \left(\frac{\text{TAX RATE (TAXING ENTITIES)}}{100} \right)$$

City of Arlington Tax Calculation:

$$(340,000 - 68,000) \times (.5898 / 100) = 272,000 \times .005898 = \$1,604.26$$

Additional Taxing Entities taxes Calculations and total of property taxes to pay in 2023.

LAND VALUE 60,000	IMPROVEMENT VAL 280,000	APPRAISED VAL 340,000			
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX
ARLINGTON CITY	340,000	68,000	272,000	0.589800	1604.26
TARRANT COUNTY	340,000	34,000	306,000	0.194500	595.17
T C HOSPITAL	340,000	34,000	306,000	0.194500	595.17
T C COLLEGE	340,000	5,000	335,000	0.112170	375.77
ARLINGTON ISD	340,000	100,000	240,000	1.115600	2677.44
Total Taxes					5,847.81

Important Links

Find the detail of your property taxes for last year in Tarrant county.

Use the Dropdown Menu to search by address, account or name.

taxonline.tarrantcounty.com/TaxPayer/search



Find the details of your property appraisals, what exemptions are applied to your property and your taxing entities at Tarrant Appraisal District.

www.TAD.org



Find the taxing entities, tax rate and exemptions.

taxonline.tarrantcounty.com/TaxWeb/ratesexemptions.asp



Find more information at:

SaveTexasRally.com



How can you lower your Property Taxes?

Property taxes are calculated based on the **appraised value of the property, exemptions, and the tax rate** established by local taxing entities.

You can lower your property taxes, by doing the following:

1. Ensuring that you are **maximizing your exemptions**,
2. **Keeping the property value from increasing** as frequently and controlling the increases when these happen.
3. Influencing taxing entities to keep **reducing the tax rates**.

Keep your Property Appraised Value as Low as Possible

Every year, your property has been reappraised and the appraisal value increased at the least 10%. Per Texas law, they are only required to do so once every 3 years as a minimum.

The methods used to appraise your property are flawed and the result is inaccurate and inconsistent appraisals that in most cases do not benefit the property owner .

The Tarrant Appraisal District Board has recommended for residential properties appraisals to be performed every 2 years. Making 2025 a non appraisal year. In addition for market value appraisal increases over 5% of previous value has to have further proof to justify increase.

It was mentioned that during 2025 homeowners will be able to adjust they residential appraised value, if they can prove its lowered than appraised.

Appraisal District Board approves the appraisal plan for the following 2 years, by September 15th of even years. July and August Meetings is when decisions are made.

Texas Legislature can lower the cap for Residential Homestead value increases by performing the following **tiny change in Texas Tax Code 23.23 Section 2A.**

(A) ~~10~~ percent of the appraised value of the property for the preceding tax year;

Maximize your Exemptions

As a Home owner of your primary residency, be sure to have your homestead exemption. Search your property address at your County's Appraisal District site.

If you are over 65, you should apply for a 65+ exemption as well.

Lower the Tax Rate

Attend your City Council, School Board and other taxing entities Meetings to speak up on behalf of lowering the tax rate and against them increasing on it to further their expenditures. Demand a **Lower rate or No New Revenue rate**.



Scan the QR code to access the calendar with City and County Boards among Tarrant County.
tcrephspanica.com

Texas Law Regarding Appraisals of Properties

Sec. 25.18. PERIODIC REAPPRAISALS. (a) Each appraisal office shall implement the plan for periodic reappraisal of property approved by the board of directors under Section 6.05(i).

(b) The plan shall provide for the following reappraisal activities for all real and personal property in the district at least once every three years:

Sec. 25.18. Translation: TAD Board's appraisal plan only has to ensure that we get appraised at least once every 3 years, meaning that we could go the next 2 years without being appraised, as we have been appraised this year.

Sec. 23.23. LIMITATION ON APPRAISED VALUE OF RESIDENCE HOMESTEAD. (a) Notwithstanding the requirements of Section 25.18 and regardless of whether the appraisal office has appraised the property and determined the market value of the property for the tax year, an appraisal office may increase the appraised value of a residence homestead for a tax year to an amount not to exceed the lesser of:

(1) the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or

(2) the sum of:

(A) 10 percent of the appraised value of the property for the preceding tax year;

(B) the appraised value of the property for the preceding tax year; and

(C) the market value of all new improvements to the property.

(b) When appraising a residence homestead, the chief appraiser shall:

(1) appraise the property at its market value; (...)

Sec. 23.23. Translation: The new appraised value of a Residence Homestead can't be higher than the smaller of the following options:

1) The Market Value given by TAD the previous year

2) The previous year appraised value + 10% of it + any improvement done to the house.