

Property Owner's Notice of Protest

for Counties with Populations Greater than 120,000

Form 50-132

2024

Hays Central Appraisal District

Appraisal District's Name

Tax Year

Appraisal District Account Number (if known)

GENERAL INFORMATION: A property owner or an owner's designated agent can use this form 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.

FILING INSTRUCTIONS: File this document and all supporting documentation with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: Property Owner or Lessee

Person Age 65 or Older Disabled Person Military Service Member Military Veteran

Spouse of a Military Service Member or Veteran

Name of Property Owner or Lessee

Mailing Address, City, State, ZIP Code

Phone Number (area code and number)

SECTION 2: Property Description

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description:

Mobile Home Make, Model and Identification (if applicable):

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your ARB protest according to law, be sure to select all boxes that apply. 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.

Incorrect appraised (market) value and/or value is unequal compared with other properties.

Property should not be taxed in _____ (taxing unit).

Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.

Failure to send required notice. _____ (type)

Exemption was denied, modified or cancelled.

Temporary disaster damage exemption was denied or modified.

Ag-use, open-space or other special appraisal was denied, modified or cancelled.

Change in use of land appraised as ag-use, open-space or timberland.

Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.

Owner's name is incorrect.

Property description is incorrect.

Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.

Circuit breaker limitation on appraised value for all other real property was denied, modified or canceled.

Other: _____

SECTION 4: Additional Facts

What is your opinion of your property's value? (optional) \$ _____

Provide facts that may help resolve this protest:

SECTION 5: Hearing Type

Do you request an informal conference with the appraisal office before the protest hearing? Yes No

Do you request a single-member ARB panel or a regular panel of at least three members? Single-member panel Regular panel

A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call.

I intend to appear in the ARB hearing scheduled for my protest in the following manner (check only one box):

- In person
- By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (may use Comptroller Form 50-283, Property Owner Affidavit of Evidence)
- By videoconference and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (may use Comptroller Form 50-283, Property Owner Affidavit of Evidence)
- On written affidavit submitted with evidence and delivered to the ARB **before** the hearing begins

SECTION 6: ARB Hearing Notice and Procedures

I request my notice of hearing to be delivered by (check one box only):

- Regular first-class mail
- Certified mail and I agree to pay the cost of \$7.00

If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures.

I want the ARB to send me a copy of its hearing procedures Yes No

Do you request an electronic reminder by text or email of the date, time and place of your ARB protest hearing? (check one box only):

- Yes, by text to _____
Mobile Phone Number (area code and number)
- Yes, by email to _____
Email Address*
- No

* 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.

SECTION 7: Special Panel Request for Property Value of \$57 Million or More

I request a special panel to hear my protest: Yes No

My property is appraised at \$57 million or greater: Yes No

Appraisal district's value assigned to your property \$ _____

Property Classification:

- Commercial real and personal property
- Industrial and manufacturing real and personal property
- Real and personal property of utilities
- Multifamily residential real property

SECTION 8: Certification and Signature

Property Owner Property Owner's Agent Other: _____

print here ➔

Print Name of Property Owner or Authorized Representative

sign here ➔

Signature of Property Owner or Authorized Representative

Date

** If you decide later to appear by telephone conference call or videoconference, 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 county-specific conference call or videoconference procedures.

Important Information

GENERAL INFORMATION

This form is for use by a property owner or an owner's designated agent to file a protest with the 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.

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.

SINGLE-MEMBER PANELS

An ARB must provide the option of a single-member panel hearing if requested in the notice of protest or submitted in writing to the ARB not later than the 10th day before the hearing date (Tax Code Section 41.45(b-4)).

SPECIAL PANELS

Special panels are available in counties with a population of 1.2 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 and personal property of utilities;
- industrial and manufacturing real and personal property; or
- multifamily residential real property.

ELECTRONIC REMINDER

Electronic reminders are available in counties with a population of 120,000 or more. You must request the reminder on your notice of protest or in writing and provide a valid email address or telephone number (Tax Code Section 41.46(f)).

ELECTRONIC DELIVERY OF COMMUNICATIONS

A property owner or their authorized representative may request electronic communications from a tax official under Tax Code Section 1.085(a-1) by using Form 50-843, Request for Electronic Delivery of Communications with a Tax Official. The form must be filed with the applicable tax official in the county where the property is located.

FINAL ORDER OF DETERMINATION

Email delivery of the order of determination is available in counties with a population of 120,000 or more.

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.

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 an ARB protest. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

Important Information from the Hays County Appraisal Review Board

Consider using our online filing portal for your 2024 protest. It helps streamline the process, potentially minimizing the requirement for an in-person hearing with the Hays County Appraisal Review Board.

Scan the QR code below with your smart device or copy the link below into your browser for direct access to the filing portal. The email that you use to open your protest will be the same email used to send all correspondence to you from the District Appraisers and from the Hays County ARB. You will not be able to change this email once the protest filing has begun. If you've used the portal before, follow the instructions to file your protest for this year. Locate your unique Online Protest ID in the top right side of your 2024 Notice of Appraised Value to proceed.

Attention: Please ensure you complete the entire filing process. Creating a user account alone does not constitute a protest. You'll receive an email confirmation upon successful creation of your protest. Failure to receive this confirmation indicates an unsuccessful filing attempt. All received protests, including those filed online, will be scheduled for an ARB hearing.

Please file your protest before the deadline to avoid potential server or technical issues due to high traffic. All correspondence will be sent from noreply@hayscad.com which is a send only email. Please check your email's spam or junk folders for responses from noreply@hayscad.com, as they may be redirected depending on your email settings.

Please ensure you keep track of your login information securely. For your protection, the CAD does not have access to this data and cannot provide it if lost. Note: If you opt to file your protest by mail, please complete the enclosed Request for Electronic Delivery of Communications form. This allows the district and the Hays County ARB to communicate with you via email. Without this form, all information and notices will be sent via the US Postal System.



Scan this QR code with your smart phone camera and you will be taken to the Online Protest Filing Portal. This is the fastest and most efficient way to submit your Notice of Protest and have your appeal reviewed by a HAYS CAD Appraiser. You will need the Online protest ID above. If you do not have a smart phone you can enter <https://propertysearch.hayscad.com/User/Login> into your web browser.

From the Hays Central Appraisal District

**Did you purchase your property last year?
Is the appraised value on your notice MORE than what you purchased for?
Good news if you answered yes to both!**

Bring this completed protest form, the enclosed completed request for electronic communication form and your 2023 proof of purchase price to the District April 15th thru April 19th for an in person informal meeting with an appraiser. Your information will be reviewed on site for a possible informal resolution to your protest. Space will be limited to 100 property owners per day during the hours of 9 am to 4 pm and will be done on a first come first serve basis. 21001 N IH 35, Kyle Texas 78640.

Please note this type of informal meeting is only for to property owner's that have proof of purchase for 2023.

Did you not purchase last year but still feel your value is too high?

Ways to Fast Track Your 2024 Protest

- **File your 2024 protest using our online filing portal.**
 - File your protest early - Do not wait until the last day to file.
 - Online filing may qualify for early hearing scheduling.
 - Complete the entire online filing process.
 - Use the same email address for all correspondence with us.
- **Scan the QR Code:**
 - New Users - locate your unique Online Protest ID on your 2024 notice of appraised value.
 - Returning users to online filing portal – use email & password from previous year.
 - Keep track of your login information.
 - Make sure you receive an email confirmation that you completed your online protest.
 - Complete the entire online filing process.
- **Check regularly for correspondence:**
 - Either from the Appraisal Review Board or the Appraisal District.
 - Check email spam/junk folders regularly.
 - Save as safe email – noreply@hayscad.com



Scan this QR code with your smart phone camera and you will be taken to the Online Protest Filing Portal. This is the fastest and most efficient way to submit your Notice of Protest and have your appeal reviewed by a HAYS CAD Appraiser. You will need the Online protest ID above. If you do not have a smart phone you can enter <https://propertysearch.hayscad.com/User/Login> into your web browser.