PROPERTY TAX – NOTICE OF PROTEST

JIM WELLS COUNTY APPRAISAL DISTRICT

PO BOX 607, ALICE, TX 78333-0607

(361)668-9656
(361)668-6423

INSTRUCTIONS:
Pursuant to Tax Code Section 41.41, a property owner or the owner’s designated agent 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. DO NOT file this document 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 and meet all Tax Code requirements including those in Sec 41.413 of the Tax Code.

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 15. A different deadline will apply to you if:

- Your notice of appraised value was delivered to you after April 16;
- 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 15 protest-filing deadline.

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

EVIDENCE FOR HEARINGS: A person participating in an ARB hearing by telephone conference call or by written affidavit submission must submit evidence with a written affidavit delivered to the ARB before the hearing begins. A completed and signed Form 50-283, Property Owner’s Affidavit of Evidence to the Appraisal Review Board may be used as the affidavit to submit evidence before the ARB hearing. Evidence may be submitted for any hearing type either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. DO NOT bring evidence on a smartphone. The ARB’s hearing procedures regarding all the requirements to properly submit evidence on a small portable electronic device must be reviewed.

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.

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

Year

Step 1:
Owner’s name and address

Owner’s Name

Present mailing address

City, town or post office, state, zip code

Appraisal District account number

Mobile Homes: (give make, model & identification number)

Step 2:
Describe property under protest

Be sure to select all boxes that apply to preserve your right to present each reason for your protest to the ARB according to law. Failure to check a box may result in your inability to protest an issue that you want to pursue.

- Incorrect market or appraised value, including land under ag-use, open-space or other special appraisal
- Value is unequal compared with other properties
- Exemption was denied, modified or cancelled
- Owner’s name is incorrect
- Property description is incorrect

Step 3:
Check reasons for your protest

Failure to check a box may result in your inability to protest an issue that you want to pursue.

- Change in use of land appraised as ag-use, open-space or timber land
- Ag-use, open-space or other special appraisal was denied, modified or cancelled
- Property should not be taxed in: (name of taxing unit)
- Property should not be taxed in this appraisal district or in one or more taxing units
- Other:

Step 4:
Facts that may help your case

What do you think your property’s value is (Optional):

Step 5:
Hearing Type

Indicate below how you intend to appear or participate in a protest hearing scheduled for this protest. 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. (CHECK ONLY ONE BOX)

- In Person
- By telephone conference call & will submit evidence with a written affidavit delivered to the ARB before the hearing begins.*

Check to receive ARB hearing procedures

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

Step 6:
Sign the application

Signature

Please Print Name of Person Signing Form

Date

*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.

**If your protest goes to a hearing, you will automatically receive a copy of the ARB’s hearing procedures.