

Why are Tax Rates Set at the End of the Year

Your property is taxed by the local cities, schools, counties and any special districts in your area. The amount of taxes you owe are calculated, and then a bill will be sent out to you. The Central Appraisal District's job is to appraise the properties in your County to determine the value of your property. This value will be used to calculate your property taxes that you owe. Your property tax amount is calculated by taking the market value (*as determined by the appraisal district*) of your property and subtracting any appropriate exemptions available to you to determine the taxable value, then multiplying this taxable value by each applicable taxing entity's tax rate.

From January 1 to April 30 the property owner can set their exemptions. In March the Central Appraisal District will mail out the assessed value they have set for each property. The property owner has until June 30 to object to the value set by the Central Appraisal District. If there is no objection, the Central Appraisal

District will finalize the value. On October 1 of each year all-individual taxing authorities (*cities, schools, counties and special districts*) will set their own rates. When the rate is agreed upon, the yearly taxes will be calculated and bills are mailed out for payment. Tax bills go out around October and taxpayers have until January 31 to pay them. These payments are past due as of February 1 of the next year. After February 1, penalties and interest charges begin to accumulate.

When you prorate taxes you must remember they are paid in arrears. So they must be prorated on the last known tax amount. Therefore, you would use the 2015 taxes if the 2016 were not available. As soon as the 2016's are available we prorate on the new amount; the seller will be charged the whole year of taxes (*if still due*) and will be credited back for the part of the year they did not own the property.

Harris County Appraisal District
13013 Northwest Freeway, Houston, TX 77040
713-957-7800 www.hcad.org

Fort Bend Central Appraisal District
2801 B.F. Terry Boulevard, Rosenberg, TX 77471
281-344-8623 www.fbcad.org

Brazoria County Appraisal District
500 N Chenango Street, Angleton TX 77515
979-849-7792 www.brazoriacad.org

Chambers County Appraisal District
1222 Ross Sterling Avenue, Anahuac, TX 77514
409-267-3795 www.chamberscad.org

Galveston Central Appraisal District
9850 Emmett F. Lowry Expressway, Suite. A101, Texas City, TX 77591
866-277-4725 www.galvestoncad.org

Montgomery Central Appraisal District
109 Gladstell Street, Conroe, TX 77301
936-756-3354 www.mcad-tx.org

Liberty County Central Appraisal District
2030 Sam Houston, Liberty, TX 77575
936-336-5722 www.libertycad.com

Waller County Appraisal District
900 13th Street, Hempstead, TX 77445
979-921-0060 www.waller-cad.org