



Present Your Case at an ARB Hearing – A Homeowner's Guide (14:52 / 26:15)

Resources

Glenn Hegar

Texas Comptroller of Public Accounts

Notes Menu

Prepare Your Evidence

Go prepared to your hearing. Take anything that will help you make your case and show how the appraisal district may have overvalued your home in your opinion. Let's get started on preparing your evidence. Keep in mind as you do this that the appraisal on your home is as of Jan. 1. The ARB will not consider any changes that occurred after that date. For example, if you had a fire after Jan. 1 or if you got an estimate for repairs on your roof for damage that occurred after Jan. 1, they will not be considered.

The appraisal district will be prepared for the hearing because it is their responsibility to be prepared. While they are required to provide copies of their

Prepare Your Evidence

- Take anything that will help you make your case and show how the appraisal district may have overvalued your home in your opinion.
- The date of your appraisal is Jan. 1.
- Make sure that changes made before Jan. 1 are included in the appraisal.
- Improvements or damage to your property after Jan. 1 should not be part of the appraisal.

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Present Your Case at an ARB Hearing – A Homeowner's Guide (16:02 / 26:15)

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Value Evidence

You should gather all the information about your property that may be relevant in considering the true value of your home. The ARB and the appraiser will not visit your home so you must take your home, in essence, to them. Take pictures of all aspects of your home that you believe have an adverse impact on the value the appraisal district placed on your home.

Check the condition of your home; if you have a foundation problem such as a cracked slab, it can affect the value. Bring photos and reports.

If you have estimates on the cost of repairing your roof or foundation, make copies of the estimates and take them

- Photos
- Repair estimates
- Fire reports
- Engineering reports
- Measurements
- Blueprints
- Deed records
- Property survey

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Present Your Case at an ARB Hearing – A Homeowner’s Guide (16:39 / 26:15)

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Value Evidence

Take pictures of all aspects of your home that you believe have an adverse impact on the value the appraisal district placed on your home.

Check the condition of your home; if you have a foundation problem such as a cracked slab, it can affect the value. Bring photos and reports.

If you have estimates on the cost of repairing your roof or foundation, make copies of the estimates and take them to your hearing. Provide copies of engineering reports or written estimates to repair deficiencies. Likewise, if you had a fire that damaged the home, bring a copy of the fire report.

Value Evidence

- Photos
- Repair estimates
- Fire reports
- Engineering reports
- Measurements
- Blueprints
- Deed records
- Property survey

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Present Your Case at an ARB Hearing – A Homeowner's Guide (18:44 / 26:15)

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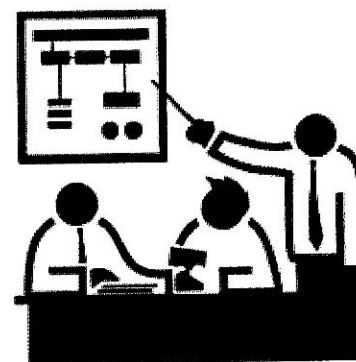
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Be Persuasive, Not Emotional

The appraisal district has thousands of homes to appraise in a number of neighborhoods, often in several cities in various parts of the county. They are all different. Your neighborhood is different. You know your home and your neighborhood much better than the appraisal district's representative, unless by chance he or she happens to live in your neighborhood or recently inspected properties in your neighborhood. Economic and environmental factors can have an adverse effect on the value of your home. Tell the ARB about your neighborhood and how it is adversely affected by the freeway, toll road or railroad running along its boundaries. Be prepared to show the ARB that your home is not the

Be Persuasive, Not Emotional

- Show the ARB how your evidence supports your opinion of value of your property
- Do not argue that your taxes are too high



The ARB does not know everything about your home or your neighborhood.

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Present Your Case at an ARB Hearing – A Homeowner's Guide (18:42 / 26:15)

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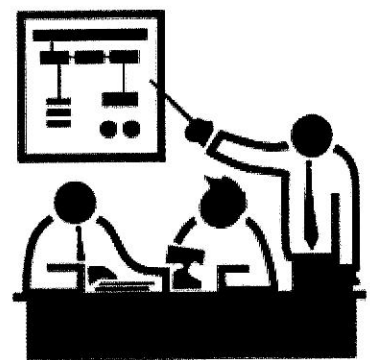
Be Persuasive, Not Emotional

appraise in a number of neighborhoods, often in several cities in various parts of the county. They are all different. Your neighborhood is different. You know your home and your neighborhood much better than the appraisal district's representative, unless by chance he or she happens to live in your neighborhood or recently inspected properties in your neighborhood.

Economic and environmental factors can have an adverse effect on the value of your home. Tell the ARB about your neighborhood and how it is adversely affected by the freeway, toll road or railroad running along its boundaries. Be prepared to show the ARB that your home is not the typical home in your neighborhood.

Be Persuasive, Not Emotional

- Show the ARB how your evidence supports your opinion of value of your property
- Do not argue that your taxes are too high



The ARB does not know everything about your home or your neighborhood.

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Present Your Case at an ARB Hearing – A Homeowner's Guide (24:37 / 26:15)

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Evidence Checklist

← This slide includes an evidence checklist to assist you in preparing your evidence. You may print a copy of the slides for this presentation from our website and use this evidence checklist in preparing your evidence for your ARB hearing. You may not need everything on the list, but it provides you with an idea of items that can help you make your case. →

Evidence Checklist

Use this checklist to help gather evidence for your ARB hearing.

- ☐ Photographs of property (yours and comparables)
- ☐ Receipts for repairs
- ☐ Sales price documentation, such as listings, closing statements and other information
- ☐ Calculations of median level of appraisal, if equal and uniform appraisal is protested
- ☐ Affidavits, if needed
- ☐ Newspaper articles
- ☐ Architectural drawings or blueprints →

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