

Texas Property Tax Protest - Step-by-Step Timeline

Printable quick checklist (use for any Texas appraisal district)

1 Get your Notice of Appraised Value

Review value, exemptions, and property details. Find your filing deadline on the notice.

2 File your protest (start the case)

Submit by the deadline. Save proof of filing (confirmation, receipt, or stamped copy).

3 Choose your protest grounds

Value too high, unequal vs similar homes, record errors, or condition/repairs.

4 Appoint an agent (optional - any time before finalizing)

You may hire/assign an agent before accepting a final value. File the authorization form.

5 Request and review the CAD evidence (if available)

Ask for the district's evidence/procedures. Match your evidence to what you must rebut.

6 Build your evidence packet

Comps, photos, repair estimates, record corrections + a 1-page summary of what you request.

7 Informal meeting (if offered)

Try to settle with a staff appraiser. If you agree and accept, the case usually ends.

8 ARB formal hearing

Present your packet clearly. The CAD presents its evidence. Respond briefly and stay on point.

9 ARB decision (Final Order)

You receive the ARB final order. If accepted, the value is final for the year.

10 If you disagree: appeal options (deadlines apply)

If eligible, appeal after the ARB order (for example: court, SOAH, arbitration).

11 Tax bill and payment

Watch for the tax bill later. If appealing, follow payment rules to avoid delinquency.

Agent Rights Reminder

You can hire or appoint an agent at any stage before you accept/settle a final value (including before informal settlement, before the ARB hearing, or during an eligible appeal).

Your Notes (fill in)

Property Account / ID:

Protest Deadline on Notice:

Key issue(s): unequal / condition / record error / other

Informal / ARB date & time:

Requested value (optional):

Tip: Keep copies of everything you submit and bring the same packet to informal + ARB.