



Texas Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Texas lets you appeal. Use this checklist to file correctly and on time.

Texas at a glance

Appeal deadline	May 15 (or 30 days after notice, whichever is later)
Effective tax rate	1.4% (about \$4,232/yr on a \$283,800 home)
Assessment basis	100% of market value
Appeals heard by	Appraisal Review Board (ARB) / District Court / SOAH / Binding Arbitration
Main form	Form 50-132 (Notice of Protest)

File protest with your county CAD; informal hearing first, then ARB if needed. Deadlines and forms vary by county — always confirm with your local county appraisal district (cad) before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive Notice of Appraised Value (April–May)
- ☐ File protest with county CAD by May 15 (or 30 days from notice)
- ☐ Attend informal hearing with CAD appraiser
- ☐ If unresolved, formal hearing before Appraisal Review Board (ARB)
- ☐ Appeal to District Court, SOAH, or binding arbitration within 60 days of ARB order
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$140,000 homestead exemption for school district taxes (raised by Nov 2025 constitutional amendment, effective tax year 2025)
- **Senior / other relief:** Additional \$60,000 school district exemption for 65+; tax freeze on school district taxes

- **Homestead Cap cap:** Homestead assessed value cannot increase more than 10% per year (not applicable to market value)

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county appraisal district (cad) or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.