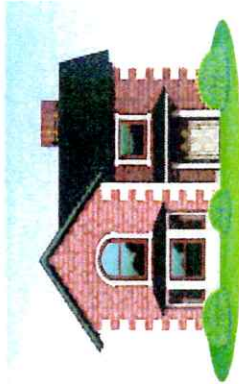


## How's My Property Appraised?



At least once every three years, each parcel of property in Cass Cad is reviewed by an appraiser in accordance with Texas law.

During a visit the appraiser reviews property characteristics and records any changes from the last review cycle. This review identifies condition, new additions, such as shops, shed, pools, etc., or other changes that affect value.

**Appraisal District appraisers will never inspect the interior of your home. You may furnish pictures of any interior damages you would like the Appraisal District to consider when valuing your home.**

The appraiser will validate the:

- Square footage
- Construction quality
- Physical condition
- Architect design
- Amenities

Using these facts the appraiser will determine your value as of January 1 considering the following approaches to value

- Sales comparison
- Cost approach
- Income approach

The appraisal district must utilize methods and procedures of each approach and apply them uniformly to similar properties in a process known as mass appraisal.

### Sales Approach

By maintaining a database on sold real estate transactions, we can arrive at the property value by studying the sales of similar properties and adjusting those properties to match the description of your property.

### Cost Approach

This approach measures the cost to build your home in today's market reducing the cost by adjusting for the age and condition of your property. This reduction process is called depreciation.

### Income Approach

This approach is an approach to measure value on income producing properties. This analysis is generated using potential gross rent and allowable expenses to determine a net operating income. This income is capitalized into value.

### Mass Appraisal

Mass appraisal methods and techniques used by appraisal districts take a universe of similar properties and appraise them with similar values.

Adjustments are made to account for each properties individual characteristic.

### Oil and Gas properties

This income approach to value forecast the future net income attributable to the future sale of oil and gas reserves and then discounts this future net income back to present value.

### Market value vs Appraised value

Texas law provides a limitation on homestead properties allowing only a 10% increase in the appraised value of your homestead. This 10% limitation controls your taxable value increase to no more than 10% per year. However, Market Value will reflect the trends in the sale of real property similar to your property. Market Value can exceed the appraised value of your property.

### How Can My Value Change

The appraisal districts are charged by law to measure the market activity of real estate within their jurisdictions. A very active demanding market can cause a rapid increase in market value. A sluggish economy and no demand can make a market decline or remain at a level pace until activity creates a recognizable trend. Your value can also change when you make additions or improve your property.

### If I disagree with the district

You should contact the district within 30 days of receiving your appraisal notice. If you still disagree you may file a formal protest and appear before the Appraisal Review Board to determine

your value. This board is a panel of local citizens that will listen to the evidence presented by you and the district to determine the value.

### How are my taxes calculated?

The taxing jurisdictions (county, cities, schools, and special districts) determine your tax burden based upon the tax rates they adopt to fund their operating budgets. These rates are adopted in August or September of each year after public hearings.

Your taxes are calculated by dividing your taxable value by one hundred and multiplying by the jurisdiction's tax rate.

Market value	\$100,000
Less exemptions	-25,000
Taxable value	75,000
Apply tax rate	x 0.1000
Assessed Taxes	\$75,000

### How can I lower my taxes

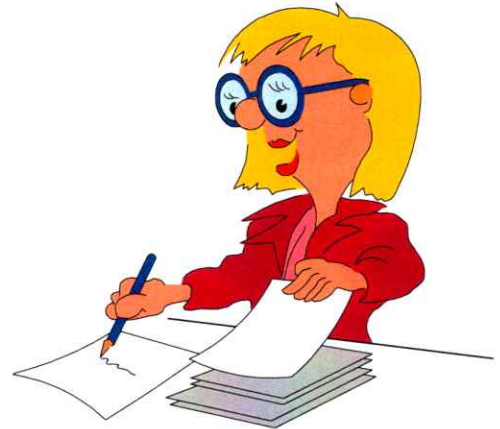
A variety of exemptions are available to homeowners and disabled veterans. If you own a farm or ranch, or grow a crop, you may be eligible to receive a special evaluation based on your land's potential productivity capabilities rather than market value.

For more information visit our website or contact us:

Cass County Appraisal District  
502 N. Main St.  
Linden, Tx 75563  
903 756-7545  
www.casscad.org



# WAIT!



## **There's something you should know before you file a Notice of Protest!**

By filing a Notice of Protest, you will be automatically assigned a time for your case to be heard before the Appraisal Review Board.



Why not try talking to someone with the appraisal district before scheduling a time before the ARB?

Many times an adjustment can be made to your appraised value without the necessity of filing a formal protest.

If you are still unhappy with the results of the informal hearing with the appraiser, you can still exercise your right to present your evidence that the appraisal district's value is incorrect before the Appraisal Review Board.

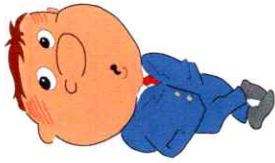


Please call and ask to speak to one of the CCAD staff members who will be happy to explain the changes in your property's valuation.

Cass County  
Appraisal District  
502 N. Main St.  
Linden, Texas 75563  
(903)756-7545



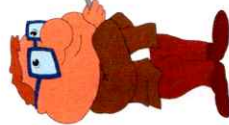
# Did you Know...



...that the Texas Constitution requires the appraisal district to appraise all property at market value?



...that the Property Tax Assistance Division (PTAD) conducts a study to verify the accuracy of the appraised values of the appraisal district and reports these findings to the Texas Education Agency ?



...that this value study directly affects the amount of money allocated to the local school districts by the State of Texas?



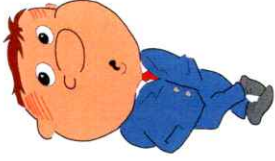
...that by completing and returning the Sales Disclosure Form, you can help insure that the local school districts receive credit for local values in school funding?



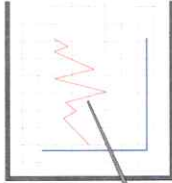
All sales information received by the Titus County Appraisal District is used exclusively for the review and development of the district's appraisal schedules. If you have questions, please call or contact the district at:

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Linden, Texas 75563  
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FAX 903-756-3270

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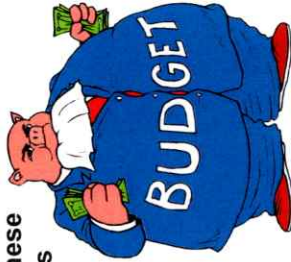
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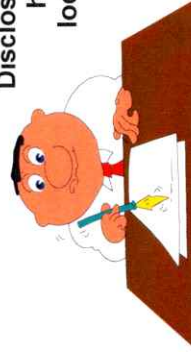
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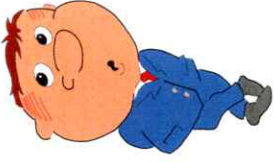
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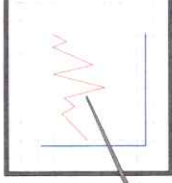
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