

Property Appraisal Protesting 101

Disclaimers

- Covering at a high level
- Covering residential, not commercial
- Based on personal experience with no training
 - Homestead, not rental (HS)
 - Over 65 (OA)
 - I did everything online or via email **except** the final Hearing

RULE #1: Be Courteous

Steps to Follow

- File protest on or before May 15th deadline
 - They want you to tell them what you think the 'right' property value is
 - Make sure you “check the box” for them to send you a copy of MCAD's “evidence”
 - MCAD's evidence will include the “comps”
- MCAD offers “Protest Settlement Offer” by email

RULE #2: Be Respectful

Steps to Follow (continued)

- File protest on or before May 15th deadline
 - They want you to tell them what you think the 'right' property value is
 - Make sure you “check the box” for them to send you a copy of MCAD's “evidence”
 - MCAD offers “Protest Settlement Offer” by email

RULE #3: Be Considerate

Steps to Follow (continued)

- If you decline the Offer, MCAD schedules a “Review Board Hearing”
 - You can hire someone to represent you at the Hearing – you must provide the 'ammo' for your hired gun to shoot
 - *****NEW***** MCAD offers 'Virtual' Hearings
 - From my declining the Offer to the scheduled Hearing was approximately 2 months

RULE #4: Be Kind

Steps to Follow (continued)

- When you arrive for an in-person hearing, you will meet one-on-one with a negotiator in a cubicle
 - HINT: They use Google Earth to view your property
- If you can't come to agreement with the negotiator, you will wait to meet with the Appraisal Review Board (ARB) – a team of folks

RULE #5: Be Honest

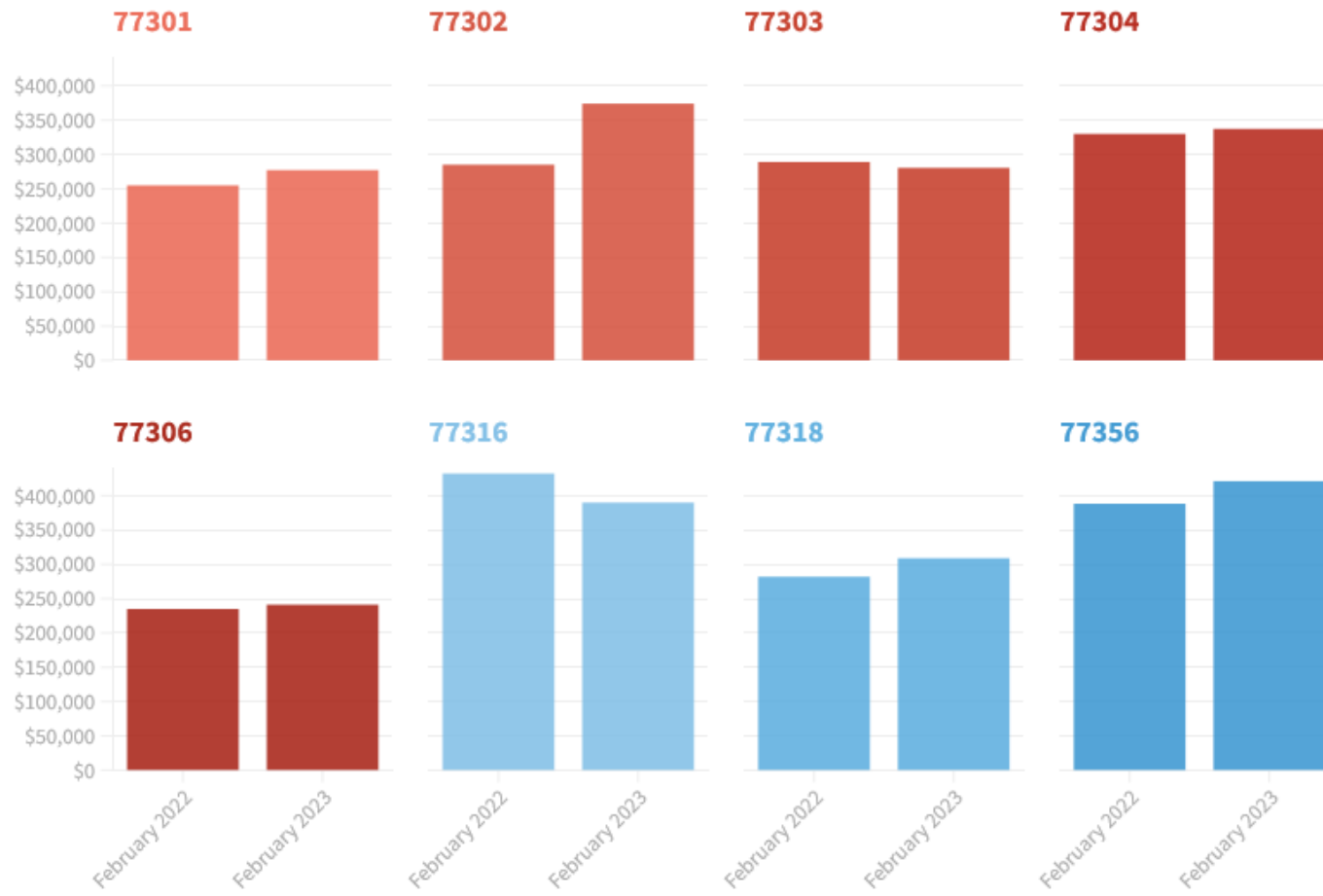
Steps to Follow (continued)

- The ARB meeting has similarities to a courtroom trial
 - MCAD is the prosecutor & will present its evidence why your appraised value should be \$xxx,xxx
 - You are the defense & will present your case why your appraised value should be \$yyy,yyy
 - Bring hardcopies of all documentation/pictures that show the worst of your house/property (major issues) – just the facts related to property value
 - The ARB interviewers (3?) will conduct Q&A with you & the MCAD rep & arrive at a final value

RULE #6: DON'T be irritable!

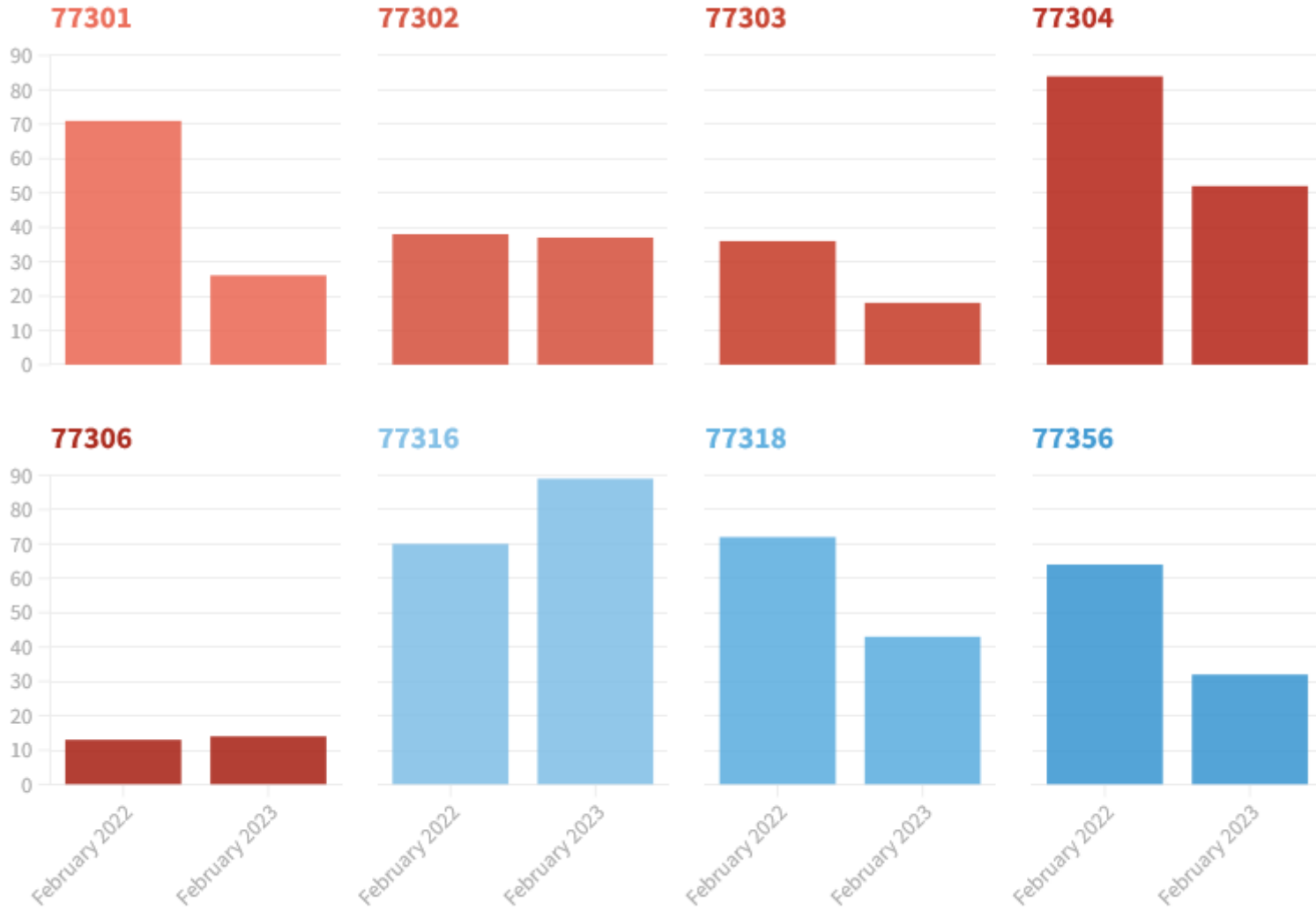
EXAMPLE: Community Impact

Home sales slowed year over year in Conroe- and Willis-area ZIP codes, recording increases in the number of homes sold only in ZIP 77306 and 77316 in Montgomery. Also in February, ZIP codes 77316 and 77303 were the only areas to see home prices drop.



Source: Real estate data provided by Jamie Bechtold

EXAMPLE: Community Impact



Source: Real estate data provided by Jamie Bechtold

Steps to Follow (continued)

- Keep in mind, the ARB listens to property owners all day long trying to convince them that MCAD is wrong
 - Make friends, not enemies
- If you disagree with the final ARB figure, you can appeal to a District Court

RULE #7: Be Courteous