

**NEWS RELEASE FROM JOHNSON COUNTY APPRAISAL DISTRICT
109 N. Main, Cleburne, Texas 76033 - 817/648-3000
Brittany Vereen, Acting Chief Appraiser**

May 5, 2025

For Immediate Release

Property Owners Can Protest Property Appraisal Values

Property owners who disagree with the Central Appraisal District of Johnson County's appraisal of their property for local taxes or for any other action that adversely affects them may protest to the local Appraisal Review Board (ARB).

A property owner must file a written notice of protest before May 15 or within 30 days after the appraisal district delivers the property owner's notice of appraised value, whichever is later. The ARB will begin hearing taxpayer protests on May 20.

After the ARB completes its hearings and approves final property tax appraisals, taxing units will use these appraisals to set property tax rates.

The ARB is a group of citizens who live in the appraisal district. In counties with populations less than 75,000, the local administrative district judge appoints ARB members. Otherwise, the appraisal district's board of directors appoints them. Property owners may protest any of the following issues to the ARB:

- The property's appraised or market value;
- Unequal property appraisal;
- The property inclusion on the appraisal records;
- Denial of a partial exemption, such as a homestead exemption;
- Determination that the property does not qualify for the circuit breaker limitation on appraised value for non-homestead real property;
- Denial of special appraisals, such as agricultural or timber productivity appraisal;
- Determination that agricultural or timberland has had a change of use and is subject to a rollback tax;
- Identification of the taxing unit or units in which the property is located;
- Determination that the taxpayer is the owner of the property; or
- Any other action of the appraisal office that adversely affects the owner.

The ARB schedules a hearing and sends the protesting property owner written notice of the date, time and place of the hearing. The law contains specific timelines and procedures for both the property owner and the ARB throughout the appraisal protest process, as detailed in the Comptroller's publication, *Taxpayer Assistance Pamphlet*.

Copies are available from the Central Appraisal District of Johnson County on the District's website at www.johnsoncad.com. The publication is also available on the Comptroller's Property Tax Assistance Division's website at www.comptroller.texas.gov/taxes/property-tax/.

“At this time, we ask for your patience and understanding as we work though the informal process and the protest period. We will work hard and promise to do our best to make this process as smooth as we can during these trying times,” stated Acting Chief Appraiser Brittany Vereen.

Please consider that under Texas law, Tax Code § 23.01(a), values are determined as of January 1. Appraisal districts are held to high standards, set by the Texas Comptroller’s office, when it comes to adherence to the Tax Code. Because the Tax Code is set by the Legislature, appraisal districts do not have the authority to deviate without explicit instruction and permission from state officials.

You may protest:

- Online for real and personal property appraised by Johnson CAD at www.Johnsoncad.com under Online Protests;
- By fax at 817-645-3105;
- By E-mail at customerservice@johnsoncad.net;
- By regular mail sent to Central Appraisal District of Johnson County, 109 North Main Street, Cleburne, TX 76033;
- By dropping in our drop box at the front door.