

Terry County Appraisal District

421 W Powell St • 806.637.6966

Property Taxes on Farms and Ranches could be reduced with Productivity Appraisal

Texas farmers and ranchers can be granted property tax relief on their land. They may apply to the Terry County Appraisal District for agricultural productivity appraisal and for a lower appraisal of their land based on how much they produce, versus what their land

would sell for in the open market.

The Texas Constitution authorizes two types of agricultural productivity appraisals, 1-d-1 and 1-d, named after the section in which they were authorized. For 1-d-1 appraisal, property owners must use the land

for agriculture or timber but the lands use must meet the degree of intensity generally accepted in the area. Owners must also show that the land is being used for at least five of the preceding seven years. 1-d-1 appraisal does not restrict ownership to individuals and does not require agriculture to be the owner's primary business. Most land owners apply for the 1-d-1 appraisal.

Under 1-d appraisal, the land needs to be in use for at least three years and the owner must be an individual versus corporations, partnerships, agency or organization. The land must also be the owner's primary source of income.

Penalties in the form of rollback tax, or the difference between the taxes paid under productivity appraisal and the taxes that would have been paid if the land had been put on the tax roll at market value, will be imposed if qualified land is taken out of agriculture or timber production.

A rollback tax occurs when a land owner switches the land's use to non-agricultural. These rollback taxes under 1-d-1 are based on the five tax years preceding the year of change. Under 1-d appraisal, the rollback extends back for three years.

Texas law also allows farmers and ranchers

to use land for wildlife management and still receive the special appraisal, but the land must be qualified for agriculture use in the preceding year. Land under wildlife management must also meet acreage size requirements and special use qualifications.

The deadline to apply for productivity appraisal is April 30. If the last day for the performance of an act is a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day. Owners of land qualified as 1-d must file a new application every year. Owners of land qualified as 1-d-1 need not file again in later years unless the chief appraiser requests a new application.

For more information about productivity appraisal and application forms, contact the Terry County Appraisal District at 421 W Powell, Brownfield, TX 79316 or call 806-637-6966. Information is also available on the state Comptroller's website at www.window.state.tx.us/taxinfo/proptax/ or by calling the Comptroller's Property Tax Assistance Division at (800) 252-9121 and press "2" to access the menu and then press "1" to contact the Information Services Team.

County Appraisal District Reminds Businesses to Render their Taxable Property by April 15

If you own tangible personal property that is used to produce income, you must file a rendition with the Terry County Appraisal District by April 15, 2013.

A rendition is a report that lists all the taxable property you owned or controlled on Jan. 1 of this year. Property includes inventory and equipment used by a business. Owners do not have to render exempt property, such as church property or an agriculture producer's equipment used for farming.

"The appraisal district may use the information submitted in the rendition to set property values," said Ronnie Burran. "If more than one appraisal district appraises a property, the property owner should render in each appraisal district office."

You can also file a report of decreased value to notify the district of significant depreciation of your property. "For example, if your property was damaged by a storm, flood or fire last year, you should file a report of decreased value. The district will look at your property before assigning a value in 2013," said Burran.

The last day to file a rendition or report of decreased value is April 15, 2013. If a rendition is filed late or incomplete or not at all, a 10 percent to 50 percent penalty may be imposed. Property owners who need more time to file their renditions may file a written request with the chief appraiser on or before April 15 to receive an automatic extension to May 15 or the next business day. The chief appraiser may also grant an additional 15 days after the postponed deadline, if necessary.

For more information about rendering property, deadline extensions, penalties and rendition forms, taxpayers may contact the Terry

County Appraisal District at 421 W Powell, Brownfield, TX 79316 or call 806-637-6966. More information is also available from the Comptroller's Property Tax Assistance Division at (800) 252-9121 and press "2" to access the menu and then press "1" to contact the Information Services Team or visit the Comptroller's website at www.window.state.tx.us/taxinfo/proptax/.

Disabled Veterans may qualify to have some, all of their property taxes waived

Veterans with a service connected disability are encouraged to file an exemption form to have their 2013 property taxes lowered. Some veterans may even qualify for a 100 percent exemption of their taxes under law.

The law provides partial exemptions for any property owned by veterans who are disabled, spouses and survivors of deceased disabled veterans and spouses and survivors of military personnel who died on active duty. The amount of exemption is determined according to the percentage of service-connected disability.

A veteran's percentage of service-connected disability determines the amount of the exemption — from a \$5,000 to a \$12,000 deduction from the veteran's property value.

Any eligible person who has not received this exemption should apply before May 1, 2013. An applicant may claim the exemption on only one piece of property, such as a home or any other property the applicant owned on Jan. 1, 2013. The applicant must also be a Texas resident to qualify.

A disabled veteran who receives 100 percent disability compensation due to a service-connected disability and a rating of 100

percent disabled or of individual unemployment from the United States Department of Veterans Affairs or its successor is entitled to an exemption from taxation of the appraised value of the veteran's residence homestead. Surviving spouses are also eligible upon the veteran's death with certain restrictions. The disabled veteran or surviving spouse can apply for this exemption by filing a residence homestead exemption application with the appraisal district.

For more information about the property tax exemption for disabled veterans or to file an exemption, contact the Terry County Appraisal District at 421 W Powell, Brownfield, TX 79316 or call 806-637-6966. More information is also available from the state Comptroller's Property Tax Assistance Division at (800) 252-9121 and press "2" to access the menu, and then press "1" to contact the Information Services Team or visit the Comptroller's website at www.window.state.tx.us/taxinfo/proptax/.

Si necesita información en español, por favor llámenos al 806.637.6966.

A variety of homestead exemptions could lower your property taxes!

A homestead exemption lowers the property taxes on your home by lowering its value. If your home is valued at \$50,000 and you receive a \$15,000 homestead exemption, your home will be taxed as if it were worth \$35,000.

Who qualifies for an exemption?

Anyone who owns a home on Jan. 1 and uses it as a primary residence on that date is entitled to a \$15,000 homestead exemption to lower school taxes. It doesn't matter if your home is a house, condominium or mobile home. Counties, cities and special taxing districts may also offer homestead exemptions.

Are other exemptions available?

If you're disabled—or if you're 65 years old or older—you are entitled to an additional \$10,000 school tax exemption on your home. And if you qualify for the 65 or older or disabled exemption, you're also entitled to a permanent, locked-in "ceiling" on the school property taxes on your home. The county, city or junior college may adopt a tax ceiling for 65 and older or disabled homeowners. The age 65 or older homeowners school tax ceiling transfers to the surviving spouse, if the spouse is 55 years of age or older at the time of death and lives in and owns the home. The age 65 or older homeowners (or their surviving spouses 55 years of age or older) also may transfer the percentage of school tax paid, based on their former home's school tax ceiling to a new home.

If you're a disabled veteran who receives from the Veterans Affairs (VA)—(1) 100 percent disability compensation due to a service connected disability and (2) a rating of 100 percent disabled or a determination of individual unemployment, you are entitled to an exemption from taxation of the total appraised value of your resident homestead.

Do I have to apply each year?

No. If you had a homestead exemption on your home in 2012, you won't need to reapply for 2013 unless your chief appraiser requires it. However, if you haven't received an exemption on your present home—or if you've moved to a new home—you'll need to file for an exemption for 2013. If you are 65 this year, you may file for the age 65 or older exemption up to one year after the date you turned 65. And if you became disabled, you need to file for the disabled person's exemption.

When and where should I file?

File applications before May 1 at your appraisal district office. If you need more time, contact us at:

Terry County Appraisal District
421 West Powell
Brownfield, TX 79316
806-637-6966

Or contact:
Texas Comptroller Susan Combs
Property Tax Assistance Division
P.O. Box 13528
Austin, Texas 78711-3528

or call: 1-800-252-9121 and press "2" to access the menu and then press "1" to contact the Information Service Team.

or on the Web at: www.window.state.tx.us/taxinfo/proptax

Non-Profits and Some Businesses Face April 30 Deadline to File for Property Tax Exemptions

Non-profit organizations that qualify under Texas law to receive property tax exemptions must apply to the Terry County Appraisal District by April 30.

The April 30 deadline also applies to businesses that are receiving tax abatements granted by taxing units; to firms that ship inventory out of Texas that may be eligible for the "freepoint" exemption; on certain goods in transit for property stored in warehouses and moved within 175 days; and to businesses that constructs, installs or acquires pollution control. If the last day for the performance of an act is a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day.

The non-profit organizations that are eligible for property tax exemptions include but are not limited to: certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, cemeteries and veterans' organizations. If a non-profit organization meets property tax exemption qualifications, the exemption can be approved immediately after the organization buys or acquires new property during the year.

Non-profit organizations must reapply if the property changes owners, if their qualifications for exemption change or if they acquire new property. In most cases, after non-profit organizations are granted a property tax exemption, they do not have to reapply annually unless the chief appraiser asks them to file again.

For more information about property tax exemptions that are available to businesses and non-profit organizations contact the Terry County Appraisal District at 421 W Powell, Brownfield, TX 79316 or call 806-637-6966 before April 30. Details are also available from the Comptroller's Property Tax Assistance Division. Visit the Property Tax website at www.window.state.tx.us/taxinfo/proptax/ or call (800) 252-9121 and press "2" to access the menu and then press "1" to contact the Information Services Team.

Are you eligible for tax relief?

Property Taxpayer Remedies

Learn about property tax remedies available in the following:

- ✓ How to protest property value
- ✓ What can be protested
- ✓ What is an ARB
- ✓ When are protests filed

- You'll learn steps to prepare for a protest hearing. *Property Taxpayer Remedies* will tell you how to prepare a protest to the local appraisal review board.
- You'll learn the kinds of protests the appraisal review board can hear and what kind of evidence you need to bring to your hearing.
- Key dates are listed, so you'll know what you must do and when you're required to act.

Property Taxpayer Remedies is free. A Spanish language version is also available. Ask for yours today at:

Terry County Appraisal District
421 West Powell
Brownfield, TX 79316
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or e-mail: ptad.cpa@cpa.state.tx.us
or write to:
Texas Comptroller Susan Combs
Property Tax Assistance Division
P.O. Box 13528
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"Productivity appraisal" may lower the property taxes on your farm, ranch or timberland!

Texas law allows farmers, ranchers, wildlife managers and timber growers to pay property taxes based upon the productivity value of their land rather than on market value. This means qualified land is taxed based on its ability to produce crops, livestock or timber—not on its value on the real estate market. And it can mean substantial property tax savings.

When is the application deadline?

If your land has never had a productivity appraisal or you are a new owner, you must apply to your local appraisal district before May 1 to take advantage of this benefit on your 2013 property taxes. You may get up to 60 extra days if you have a good reason and ask for it before May 1. If you miss this deadline, you may still be able to apply, but you will pay a penalty. Check with your appraisal district office.

Do you need to reapply annually?

If your land already receives agricultural or timber productivity appraisal, you normally don't need to reapply unless the chief appraiser requires you to do so. If a new application is required, the appraisal district will notify you by mail.

For more information, call or come by:

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A public service announcement courtesy of your county appraisal district.