

HOOD CENTRAL APPRAISAL DISTRICT

▶▶▶ Quarterly Property Tax Portal

Important Dates

April 8, 2024

Total Lunar Eclipse

April 15, 2024

Business Personal Property
Rendition Deadline

April 15, 2024

2024 Appraisal Notice Mail
Date

April 30, 2024

Application deadline for most
exemptions and agricultural
designations

May 15, 2024

Protest Deadline

May 27, 2024

Memorial Day— CAD closed

May 28, 2024

ARB hearings begin

April 2024

Appraisal Notice Mailing

It's that time again where Notice of Appraised Value documents will go out in the mail for the 2024 tax year. State law requires appraisal districts across the state to notify property owners of increases in property values prior to the annual protest deadline. The purpose of the appraisal notice is to advise owners of their current market value and allow them to compare this year's market value to last year's. If a market value increases by more than \$1,000 over last year's, a notice is required to be mailed. If you don't receive a notice this year, then it's likely your value may have remained the same as last year's. The appraisal notice provides an abundance of helpful information concerning the current year evaluation but also provides other useful data such as: which taxing entities levy taxes on the property, a comparison of last year's tax exemptions versus this year's, the percentage of change in value since 2019 and the protest deadline. The notice also highlights the three different types of value appraisal districts must determine: market value, total appraised value and taxable value. These values are important as they relate to the 10% homestead appraisal cap. For more information on the differences in these values, please visit our website at <https://hoodcad.net/homestead-appraisal-cap/>

Understanding an appraisal notice is very important for property owners. It serves as a reminder how homestead exemptions are being applied, how appraisal caps are saving you money and the benefits of the 65 and over, disabled persons, and disabled veterans exemptions. For more information on the types of exemptions and the forms necessary to apply, check out the following link: <https://hoodcad.net/exemption-information/>

New Online Protest Portal

ONLINE PROTEST

As Hood CAD rolls out its new website, new features and functionality are a benefit of the updated site. One new feature will include a new online protest portal. Property owners who feel the need to protest their value can do this in a couple of different ways. The first method is completing the protest form sent in the mail with the Notice of Appraised Value. Simply fill out the form on the back of the notice and either mail it back to the district or scan and email the form to protest@hoodcad.net.

A second method of filing a protest is to utilize the online protest feature. Filing a protest online is a quick and easy process. Unlike the former website, the new online protest process will require you to create an account. An online account portal will provide you with added benefits in the future. Once you have an account, you can file a protest along with the ability to upload evidence supporting your opinion of value. In order to complete the online protest, you will need a PIN number along with your property account number. Both numbers will be on your notice of appraised value mailed in April. If you have questions or issues using the online protest feature, feel free to email us at hoodapp@hoodcad.net.

Contact Us

Hood Central Appraisal District

1902 W. Pearl St.

PO BOX 819

Granbury, TX 76048

Phone: 817-573-2471

Email: hoodapp@hoodcad.net

Welcome Back

Please Enter Your Details

I'm An Agent

I'm A Taxpayer

Email Address*



Password*



Login

[Forgot Password ?](#)

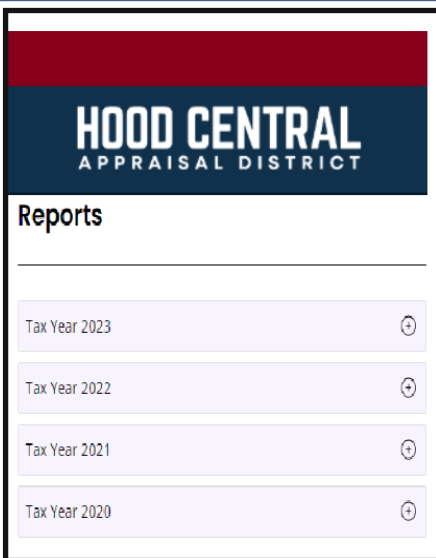
Don't have an Account? [Sign up](#)

Appraisal Review Board

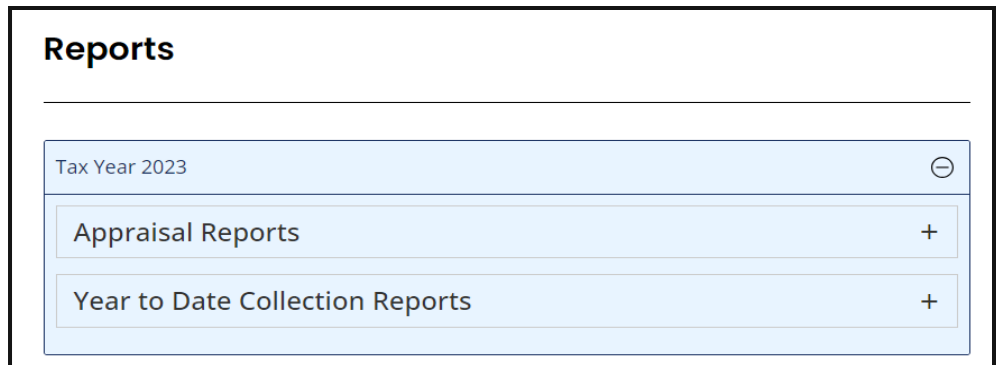
The Appraisal Review Board (ARB) is a group of volunteer citizens authorized to resolve disputes between property owners and the appraisal district. ARB members are appointed by the Hood County District Judge and serve two-year terms. They are not employees of the appraisal district. Their duties are to hear taxpayer protests and make determinations on the issues presented during the formal protest. ARB hearings typically occur May through July. The ARB recently met in late March to receive continuing education from the State Comptroller's office and their attorney. During this meeting they also adopted their 2024 local hearing procedures for the year. The purpose of these procedures is to provide all parties to the protest written guidelines of what to bring, what to expect, and the processes the ARB will follow when conducting the hearing. A copy of those hearing procedures can be found by clicking [here](#).

Did you Know?

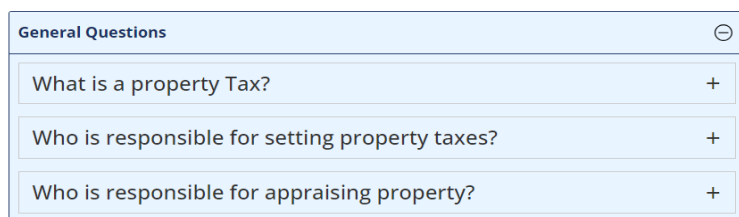
www.hoodcad.net



Did you know that you can get monthly tax collection reports within the Hood CAD website? As an ongoing effort, relevant and useful content will be added to the website as it becomes available. Recently, year to date collection data was added to the reports section. The taxing units receive this information as part of their monthly disbursement reports. Now the information will be archived for a longer period of time any easily accessible. The year to date collection reports can be views by clicking [here](#). Once the report is open, simply search for the taxing unit name to see their data. The reports cover the 2023 collection progress along with historical data from the past three years.





Another thing you might not have known is Hood CAD's website has an extensive list of frequently asked questions. These questions are categorized into meaningful topics in an attempt to provide users an easy way to find quick answers. There are 6 distinct categories providing answers to many different questions that can directly affect property owners. They range from the general question about property taxes to more detailed answers regarding transferring certain exemptions to different properties. If there are other questions that should be addressed and answered, feel free to send an email to hoodapp@hoodcad.net



Did you Know?

www.hoodcad.net

Did you also know that Hood CAD's website has an interactive map? The new map provides users several different layers which can be turned on and off. These layers provide a geographical representation of information right at your fingertips. Some of the available layers include school district boundary lines, city limit lines, property boundary lines, flood plain data from Federal Emergency Management Agency (FEMA), and subdivision boundary lines. In addition to all these layers, the map also provides aerial imagery for the years 2023 and 2021. The base map can also be changed to display street view, aerial view and a topography images from the United States Geological Survey (USGS). You can access layers by clicking this icon  and you can change the base map by clicking this icon.  You can also access these interactive map after you have searched found an individual property.



Homestead Review

Last year the State Legislature passed a new law requiring appraisal districts to begin reviewing properties with homestead exemptions. The review's purpose is to determine if homeowners still qualify for the exemption status. If it's determined the exemption status may be incorrect, the district is required to contact property owners and seek additional information as an effort to validate existing exemptions. In 2024, the district has reviewed over 4,000 accounts and mailed letters to just over 200 property owners. The address on an individual's driver's license must match the physical address of the property they are claiming as their homestead according to State law. In addition, the letter asks the owner to confirm the residence as their principal place of residence and/or if they are currently living in a facility that provides health care services. This letter is not an exemption denial letter. If it's later determined the exemption should be canceled, then additional steps will be taken to remove the exemption.

Protest Basics

By Kelley Montgomery

Appraisal Districts have completed the majority of their appraisal work. This includes adding new buildings and structures, removing structures that no longer exist, and reappraising existing properties. Appraisers have completed analysis of current cost information, market sales, income data and other real estate trends. Adjustments to appraisals are made when necessary, based upon available data and results of the analysis. The district's goal is to appraise all property, as of January 1, at 100% market value. But what if the property owner disagrees with an action taken by the district? State law provides every property owner the right to file a written protest.

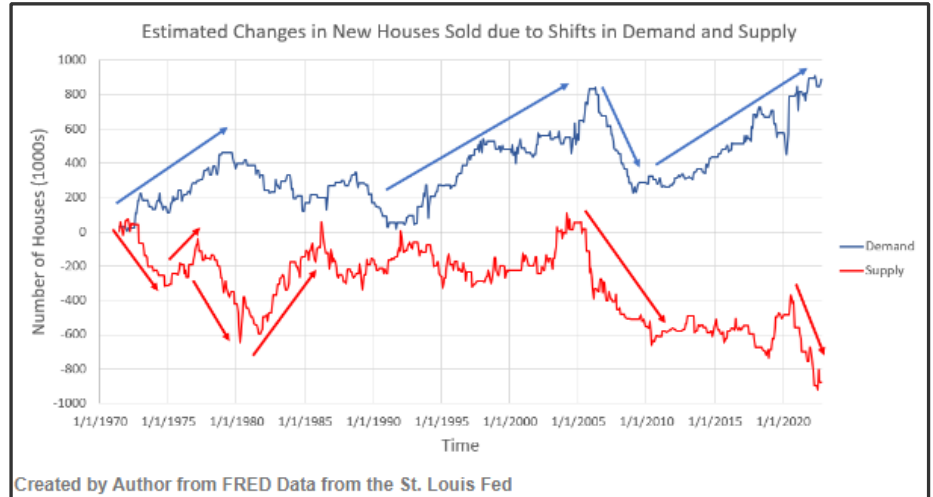
A protest is the formal process of identifying potential disagreements regarding action(s) taken by the district. Some of the most common reasons to protest might be: market value, ownership, exemption issues or uniformity/equity of value to name a few. You can file a written protest two different ways. The first is using the form provided in the mail with your Notice of Appraised Value. The second is to make use of the online protest portal. A property tax agent can also provide assistance with protesting. The protest deadline will be either May 15th or 30 days after your Notice of Appraised Value was mailed, whichever is later.

Why protest? The protest process is the place where informal and formal review can occur to ensure items such as square footage, deferred maintenance, damage, and other issues, can be addressed. Evidence to support these issues may include repair/damage estimates, floor plans and sales documents. The first person to review your protest will be with the appraiser. This can be in person, by phone, or email. If a resolution cannot be reached, the formal Appraisal Review Board (ARB) is the next step.

Real Estate Trends

It's no surprise to anyone how active the real estate market has been over the past several years. Property values have steadily increased to what some might describe as record levels. Appraisal districts are mandated to appraise properties at 100% of their market value. This has proven to be a challenge in recent years. The primary reason for the residential value increase is the overall shortage in housing inventory. Demand for homes remains strong, however, when supply falls short of meeting that demand, prices will trend upward as buyers scramble to purchase homes that meet their needs. Interest rates are also influencing supply as homeowners choose not to put homes up for sale.

According to Bankrate.com "in the span of just about a year and a half, the Federal Reserve Bank has lifted interest rates 11 times, bringing its key federal funds rate to a target range of 5.25-5.5 percent." This rate increase translates into higher mortgage interest rates. Commercial property on the other hand, isn't struggling as much from supply shortages but rather from higher interest rates. Investors are reevaluating buying decisions due to the cost of borrowed funds. According to leading economists, close to 1 trillion dollars in commercial loans will come due in 2024 forcing investors to either refinance at higher rates or sell off properties as loans come due. Buyers and sellers today have a lot to think about when it comes to the Texas real estate market.



Meet the Staff

Jodi Creager — Data Processing Manager

Jodi was hired by the Hood Central Appraisal District on January 17, 2005. She started her career in the collections department serving taxpayers on a daily basis as a collections clerk. She has worked in the deeds department, she was the district's appraisal review board coordinator, and eventually took the management role of the data processing manager. Today, Jodi focuses her time on overseeing tax collection disbursements to the taxing entities, administering all exemption applications, qualifications and refunds, managing the appraisal roll correction journal entries and vehicle inventory taxes, facilitating the transfer of tax statements to mortgage escrow companies and providing all reporting duties for staff, taxing entities, and outside third party companies.

For the past 19 years, Jodi has been an important part of the appraisal district success. Jodi also spends time assisting other staff member with writing queries and data extraction and mentoring.



Our Mission

"As public servants and taxpayers we strive to consistently appraise property and collect taxes for the taxing entities we serve, equally, uniformly and impartially in accordance to Texas Law, while attending to the taxpayers we serve in an efficient, considerate and respectful manner."