

# Why are Tax Rates Set at the End of the Year

Your property is taxed by the local cities, schools, counties and any special districts in your area. The amount of taxes you owe are calculated, and then a bill will be sent out to you. The Central Appraisal District's job is to appraise the properties in your County to determine the value of your property. This value will be used to calculate your property taxes that you owe. Your property tax amount is calculated by taking the market value (*as determined by the appraisal district*) of your property and subtracting any appropriate exemptions available to you to determine the taxable value, then multiplying this taxable value by each applicable taxing entity's tax rate.

From January 1 to April 30 the property owner can set their exemptions. In March the Central Appraisal District will mail out the assessed value they have set for each property. The property owner has until June 30 to object to the value set by the Central Appraisal District. If there is no objection, the Central Appraisal

District will finalize the value. On October 1 of each year all-individual taxing authorities (*cities, schools, counties and special districts*) will set their own rates. When the rate is agreed upon, the yearly taxes will be calculated and bills are mailed out for payment. Tax bills go out around October and taxpayers have until January 31 to pay them. These payments are past due as of February 1 of the next year. After February 1, penalties and interest charges begin to accumulate.

When you prorate taxes you must remember they are paid in arrears. So they must be prorated on the last known tax amount. Therefore, you would use the 2015 taxes if the 2016 were not available. As soon as the 2016's are available we prorate on the new amount; the seller will be charged the whole year of taxes (*if still due*) and will be credited back for the part of the year they did not own the property.

**Harris County Appraisal District**  
13013 Northwest Freeway, Houston, TX 77040  
713-957-7800 [www.hcad.org](http://www.hcad.org)

**Fort Bend Central Appraisal District**  
2801 B.F. Terry Boulevard, Rosenberg, TX 77471  
281-344-8623 [www.fbcad.org](http://www.fbcad.org)

**Brazoria County Appraisal District**  
500 N Chenango Street, Angleton TX 77515  
979-849-7792 [www.brazoriacad.org](http://www.brazoriacad.org)

**Chambers County Appraisal District**  
1222 Ross Sterling Avenue, Anahuac, TX 77514  
409-267-3795 [www.chamberscad.org](http://www.chamberscad.org)

**Galveston Central Appraisal District**  
9850 Emmett F. Lowry Expressway, Suite. A101, Texas City, TX 77591  
866-277-4725 [www.galvestoncad.org](http://www.galvestoncad.org)

**Montgomery Central Appraisal District**  
109 Gladstell Street, Conroe, TX 77301  
936-756-3354 [www.mcad-tx.org](http://www.mcad-tx.org)

**Liberty County Central Appraisal District**  
2030 Sam Houston, Liberty, TX 77575  
936-336-5722 [www.libertycad.com](http://www.libertycad.com)

**Waller County Appraisal District**  
900 13<sup>th</sup> Street, Hempstead, TX 77445  
979-921-0060 [www.waller-cad.org](http://www.waller-cad.org)