

COUNTY
 Tax Assessor-Collector
 P.O. BOX 1234
 Anytown, TX 01234-5678
 (512) 555-5555 SE HABLA ESPAÑOL



SAMPLE PROPERTY TAX BILL

Taxes for the current year are due upon receipt. Payments by mail are credited according to U.S. Postal Service regulations. Taxes paid in full by January 31 are charged penalty and interest by state law and may be subject to legal action. Taxes added on the first day of each month as follows, with an additional 12% interest charged per year thereafter.

February	7%	May	13%	August	19%
March	9%	June	15%	September	20%
April	11%	July	18%	October	21%
				November	22%
				December	23%
				January	24%

If you are 65 years of age or older or are disabled, and you occupy the property described in this document as your principal residence, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of taxes.

Electronic Payment Options

- Pay taxes and print bills at this website.
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit this website for details.



2016 PROPERTY TAX BILL:

The appraised value is: **\$241,786**

TAXES DUE		EXEMPTIONS:			TAX AMOUNT	
TAXING UNIT	EXEMPTION AMOUNTS	NET TAXABLE VALUE	TAX RATE PER \$100	TAX AMOUNT	PROPERTY TYPE	
Independent School Dist. City	25,000	216,786	1.202000	2,605.77	REAL	
County	14,507	227,279	0.458900	1,042.98	REAL	
Central Health District	48,357	193,429	0.416900	806.41	REAL	
Community College	48,357	193,429	0.117781	227.82	REAL	
	5,000	236,786	0.100500	237.97	REAL	X
				4,920.95		

Exemptions/Freeze Code: **Homestead Exemption**

PROPERTY DESCRIPTION: 254 County Way, Lot 23 Blk A at County Creek

REF ID 2: 04300000

DUE DATE: **01/31/2017**

TOTAL DUE: **4,920.95**

Your statement has been mailed to: The Star Mortgage Co.

SMITH & JILL E SMITH
 COUNTY WAY
 TOWN, TX 01234

BASICS OF A PROPERTY TAX BILL

1. APPRAISED VALUE:

This is the value of your property as determined by the appraisal district. Texas law requires property to be appraised at market value, and in an equal and uniform manner.

2. EXEMPTION STATUS:

This lists all applicable exemptions you have applied for. An exemption removes some portion of a property's value from taxation. In the case of this tax bill, only the homestead exemption applies, but exemptions are also available for veterans, their surviving spouses, and those who are over 65 or disabled, to name a few.

3. TAXING UNIT:

This column lists the taxing entities that you pay taxes to. Your county tax assessor-collector collects on behalf of these entities, but each one is independent and sets its own tax rate.

4. EXEMPTION AMOUNTS:

This is the amount that is deducted from your appraised value in each taxing district, based on any exemptions that apply in each particular district. Some exemptions may only apply in certain taxing districts.

5. NET TAXABLE VALUE:

After all exemptions are calculated and applied, these numbers reflect the value for the property that each taxing unit will use when calculating property taxes owed.

6. TAX RATE PER \$100:

This is the tax rate set annually by each taxing unit. Multiplying the net taxable value for each taxing unit by the tax rate provides the tax amount owed to each.

7. TAX AMOUNT:

When the tax rate is applied to the taxable value, the result is the tax amount. As a general rule, school taxes account for more than half of most property taxes in Texas.

- SCHOOL DISTRICT
- COUNTY
- CITY
- CENTRAL HEALTH DISTRICT
- COMMUNITY COLLEGE

8. TOTAL DUE:

This is the bottom line. It's what you owe when you add up the taxes levied by each taxing unit. Most taxing units contract with the county's tax assessor-collector to collect these taxes on their behalf. So, while the county's name might be at the top of the bill, the majority of these property taxes will go to the school district and other taxing units.

