

What you don't know could impact your pocketbook.



Deadlines in this brochure are legally binding and failure to adhere to them can result in significant financial consequences.

Property owners have rights and responsibilities in the local property tax process. To ensure your rights are upheld, you must also fulfill your responsibilities.



Texas Property
Tax Code
Critical Deadlines

To view the current tax code go to:

<http://www.window.state.tx.us/taxinfo/proptax/96-297-11.pdf>



***VAN ZANDT COUNTY
APPRAISAL DISTRICT***

P.O. Box 926
27867 State Hwy 64
Canton, TX 75103

Website: www.vzcad.org

Phone: (903)567-6171
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VAN ZANDT COUNTY APPRAISAL
DISTRICT

*Local Government Property
Tax Appraisal & Collection Agency*



Important Deadline
Dates for Homeowners

APPRAISAL DEADLINES

Failure to timely protest property value can result in the loss of the right to protest.



April 30 is the deadline to file residential homestead, over 65, and disability exemptions.

Come by or call our office if:

You moved to a new home and have not filed for a homestead exemption, or

You became disabled or turned 65.



May 31st or 30 days after the post-mark date on your Notice of Appraised Value is the deadline to protest property values or denials of exemptions.

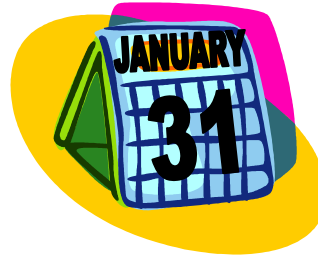
Come by or call if:

You disagree with the value or exemption status on your appraisal notice, or

You did not receive a notice or appraised value on ALL your property.

COLLECTION DEADLINES

Failure to send or receive tax bills does not affect the validity of the tax, penalty or interest, the due date, the existence of a tax lien, or any procedure instituted to collect a tax.



January 31 is the last day to pay the previous year taxes without penalty & interest fees.

It is your responsibility to make sure you receive tax statements on all your properties every year.



February 1 is the day that penalty and interest fees begin to accrue on prior year taxes.

The accrual of a 6% penalty and a 1% interest which increases by 1% each month cannot be waived by the tax collector.



For most properties July 1 is the day that a 20% collection fee accrues against the delinquent tax amount. April 1 for Business Personal Property and Mobile Homes

ASSESSMENT DATES

During August and September, taxing entities must calculate and publish an Effective Rate and/or a Rollback Rate before they can adopt a Tax Rate.



September 30th is the last day for taxing entities to adopt a tax rate.

Taxing entities hold public hearings during August & September to hear input from property owners concerning the adoption of their tax rate for the current year.



October 1st is the first day that current year taxes become due and payable.

Come by our office at:

*27867 State Hwy 64, Canton, TX 75103 or
Call (903)567-6171 if:*

You did not receive ALL of your tax statements by November 1 of each year, or

If you receive a tax statement that does not belong to you.

NOTE: It is your responsibility to notify the appraisal district in writing before September 1, if your address or mortgage company status changes. It is also your responsibility to identify the property you own and ensure that you have received notices and tax statements on all of your properties.