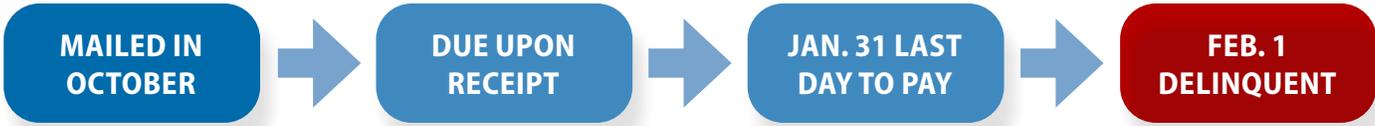


Property Tax Bills



Taxing units usually mail their tax bills in October. Your tax bill may include property taxes for more than one taxing unit if these taxing units have combined their collection operations. Taxing units must mail tax bills to both the property owner and the owner's designated agent.

Tax bills are due upon receipt and the delinquency date usually is Feb. 1. If Feb. 1 is drawing near and you have not received a tax bill, contact your local tax offices to find out how much tax you owe and ensure your correct name and address are on record. Even if you do not receive a tax bill, you are still responsible for paying the taxes.

HOW TO READ YOUR TAX BILL

Bruce Elfant
Tax Assessor - Collector
P.O. BOX 140328
Austin, TX 78714-9328
(512) 854-9473 SE HABLA ESPAÑOL

Assessor-collector's name and number

TRAVIS COUNTY TAX BILL 10/25/2019

Taxes for the current year (2019) are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees. Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	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 RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Electronic Payment Options

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

Exemptions
PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: **279,788**
EXEMPTIONS: HOMESTEAD EXEMPTION

1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO
AUSTIN ISD		254,788	1.122000	2,858.72	
CITY OF AUSTIN (TRAV)		251,489	1.115177	2,806.59	
TRAVIS COUNTY		223,830	1.059293	2,366.30	
TRAVIS CENTRAL HEALTH (TRAVIS)		223,830	1.055575	236.30	
		274,788	1.049000	288.25	

Taxable values

Taxing units

Subject property

Due date and amount due

10 DUE DATE: 1/31/2020
11 TOTAL DUE: 5,325.63

12 BILLING NO.: 13 DUE DATE: 1/31/2020
14 TOTAL DUE: 5,325.63

TRAVIS COUNTY TAX OFFICE
(512) 854-9473 www.traviscountytax.org
Contact the Tax Office for questions about:
• Tax Amounts • Tax Rates • Due Dates

TRAVIS CENTRAL APPRAISAL DISTRICT
(512) 534-8128 www.travisad.org
Contact the Appraisal District for questions about:
• Address Corrections • Exemptions • Ownership • Property Value

LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the assessment year is responsible for the taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.) the amount due, even if the property is sold, is the responsibility of the entire year's owner.
- The assessment ratio for the taxing units on this tax bill is 100%.

Assessment ratio

Current year and five preceding years of information by taxing unit

Taxing Unit	2019		2018		2017		2016		2015	
	Assessed Value	Tax								
Total	5,325.63	7.85 %	4,913.77	7.85 %	4,513.77	7.85 %	4,102.72	7.28 %	3,743.84	67.28 %

Percentage of change for current tax year compared to 5th preceding tax year

Taxing Unit	2019		2014		Five Year % of Change	
	Assessed Value	Tax	Assessed Value	Tax	Assessed Value	Tax
Total	5,325.63	7.85 %	4,102.72	7.28 %	29.28 %	7.28 %

An assessor calculates your taxes owed by multiplying your property's taxable value by the tax rate for each taxing unit. Your taxable value is your appraised value minus any exemptions on file with the appraisal district. Property that is appraised under a special valuation will also be noted on the tax bill. This includes appraisals for land designated for agricultural use, timberland and restricted-use timberland.



*Taxes due for each taxing unit are added together to get total taxes owed.

Can my tax bill be sent to my mortgage company?

Tax Code Section 31.01 requires the assessor to prepare and mail a tax bill to each property owner listed on the tax roll or to that person's agent by Oct. 1 or as soon thereafter as practicable each year.

In the case of mortgaged property where taxes are paid from an escrow account controlled by the mortgagee (mortgage holder), the notice requirements are satisfied by sending the tax bill to the mortgagee. Written authorization by the property owner is not required in order to deliver the tax bill to the mortgage company when the mortgage company acknowledges that it has authority for payment of taxes on the property.

Do I have to pay my taxes in a lump sum?

The Tax Code allows for several payment options, but not all are offered by every tax collection office. Check with your collection office to see if it offers any of the following options:

- Credit card payments
- Deferrals
- Discounts
- Escrow agreements
- Installment payments
- Split payments
- Partial payments
- Work contracts

Can I get a receipt for my taxes?

The tax collector must give you a receipt for your tax payment if you ask for one. Receipts are useful for federal income tax purposes and for ensuring that your mortgage company has paid the taxes on your home. In addition, your tax receipt is evidence that you paid the tax if a taxing unit sues you for delinquent taxes.

What happens if I do not pay before February 1?

Failure to receive a tax bill does not affect the validity of the tax, penalty or interest due, the delinquency date, the existence of a tax lien or any procedure the taxing unit institutes to collect the tax.

You have no legal right to withhold taxes or to put taxes in escrow to protest government spending or for any other reason. You must express your concerns in taxing unit budget hearings. You may, however, make a payment under protest, indicating so on the check or in a transmittal letter.

Failure to pay will cause the following:

- You will have penalty and interest charges added to your taxes.
- You will receive delinquent tax notices.
- You may have the option to set up an installment plan.
- You may be sued.
- You may face problems in selling your property.

How much are the penalties for paying late?

If taxes go delinquent, the tax collector adds a 6 percent penalty and 1 percent interest on Feb. 1. Penalty continues to accrue at 1 percent per month until July 1. On July 1, the penalty becomes 12 percent. Interest will be charged at the rate of 1 percent per month, with no maximum.

Private attorneys hired by taxing units to collect delinquent accounts can charge an additional penalty of up to 20 percent to cover their fees. If the delinquency date is postponed, penalties and interest begin accruing on the postponed delinquency date.

Can I get the penalties and interest waived?

Only in specific circumstances can taxing units waive penalties and/or interest. In most instances, you must pay the tax no later than the 21st day after you know or should have known of the delinquency and you must request the waiver in writing before the 181st day after the delinquency date. If a written request for a waiver is not timely made, the governing body of a taxing unit may not waive any penalties or interest. A taxing unit may be allowed or required to waive penalties and/or interest in the following instances.

- An act or omission of the taxing unit, its agent or the appraisal district occurred.
- A religious organization requires a delinquent property.
- A taxpayer unsuccessfully attempts to timely pay by mail.
- A property is subject to a mortgage company that does not require an escrow account for property tax payment.
- A tax bill is returned undeliverable.
- Electronic funds transfer failed.
- The property was previously omitted or otherwise erroneously exempted from the appraisal roll.
- A postmark or delivery date after the delinquency date is the fault of the carrier.

For more information, visit our website:

comptroller.texas.gov/taxes/property-tax

Texas Comptroller of Public Accounts
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