



# Spring Independent School District

[www.springisd.org](http://www.springisd.org)

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## Property Tax FAQ ☐

### **Q. How is my property value determined?**

**A.** The Appraisal District identifies property to be taxed, determines its appraised value, whether to grant exemptions, the taxable owner and address, and which taxing jurisdictions may tax the property. For information on VALUES, EXEMPTIONS, OWNERSHIP or ADDRESS, please contact the Appraisal District during business hours at (713) 957-7800.

### **Q. What are some exemptions? How do I apply?**

**A.** Exemptions reduce the taxable value of your property. This lowers your tax amount. Some of these exemptions are:

Residence Homestead--Available for all home owners on their residence as long as they lived there on January 1st of the tax year.

Disabled Homestead--Can be taken in addition to the homestead exemption; available to those who qualify according to specific guidelines.

Disabled veteran or survivor--Can be taken in addition to the homestead exemption, according to a disability rating. This exemption can be taken on any property in Texas; it is not limited to the homestead property.

100% Disabled veterans—Can now apply at the Appraisal District for 100% homestead property tax exemption. Contact your local Appraisal District to see if you qualify for this new exemption.

Age 65 or Older--Can be taken in addition to homestead exemption on residence. Home owners over the age of 65 may also arrange for a Tax Affidavit Deferral, you may choose to defer the collection of taxes if you own and occupy your residence and taxes are delinquent; however, a tax lien remains on the property and interest of 8% a year continues to accrue.

The chief appraiser of your local county appraisal district is responsible for administering exemption applications. A property owner or the owner's authorized agent must file any necessary exemption form before May 1 of the tax year.

### **Q. When are taxes due?**

**A.** Tax statements are mailed each October and are due on receipt. In order to be timely, payment of taxes must be postmarked before the specified date. Taxes are delinquent on FEBRUARY 1 of each year and subject to penalty and interest, and subject to possible lawsuit. If your account has been certified late by the Appraisal District after January 10<sup>th</sup> due to property value appeals your due date will be listed on the statement provided and you will be given 21 days to pay from the date of billing. By Law, the Tax Assessor-Collector cannot dismiss taxes, waive penalty and interest on delinquent taxes, adjust values or ignore deadlines as set forth in the Texas Property Tax Code.

### **Q. What if I don't receive a tax statement?**

**A.** Failure to receive a tax statement does not affect the validity of the tax, penalty, interest, due date, the existence of a tax lien, or any procedure instituted to collect a tax. If you do not receive a tax statement it is your responsibility to research the reason. Check with our office to see if your statement has the correct address.

**Q. Will a lien be placed on my property if the taxes are paid?**

**A.** No, if taxes are paid by January 1 there is no lien. However, if taxes are not paid by January 1 State law automatically places a tax lien on property on JANUARY 1 of each year to ensure that taxes are paid.

**Q. What if I sold my property last year?**

**A.** The person who owned the property on January 1 of the tax year is personally liable for the tax, even if he/she sold the property during the year. Let the buyer beware, however, the lien follows the property. At the closing of the property sale, taxes should have been prorated by the title company. Ask your title company about any taxes you will be responsible for.

**Q. What if my mortgage company is supposed to pay my taxes?**

**A.** If your property taxes are paid by a mortgage company and you receive a tax statement, write your loan number on the statement, forward it immediately to your mortgage company for payment and notify the Tax Office in writing.

**Q. Can I get a discount on my taxes if I pay early?**

**A.** We currently do not offer early payment discounts.

**Q. What kind of payment options are available?**

**A.** Full Payment Option, Partial Payment Option, and Quarter Payment Option: (This option applies only to property the person occupies as a residence homestead and only to those persons who are considered disabled under SSI) If, before January 1st of the current tax year, you are disabled or 65 years of age and are qualified for the OVER 65 or DISABLED HOMESTEAD EXEMPTIONS, you may make your payments in four equal installments without incurring penalty and interest, if paid in the following manner:

*1st payment due by January 31;*

*2nd payment due by March 31;*

*3rd payment due by May 31;*

*4th payment due by July 31.*

**Q. Will the Tax Office ever accept credit card payments?**

**A.** Yes, through the Official Payments Corporation. <http://www.officialpayments.com>

**Q. What is a tax certificate, and how can I obtain one?**

**A.** A tax certificate is a certified document showing all delinquent taxes and may include current taxes. If delinquent, the certificate shows penalties and interest that are due according to tax records. The fee to obtain a certificate is \$10.00 per certificate; prepayment is required.

**Q. What if I am a new property owner?**

**A.** As a new property owner, taxpayers should contact Harris County Appraisal District to ensure that new ownership is recorded and verify the correct mailing address. Also, taxpayers should check the property value and apply for any exemptions that they may be entitled to. This may or may not have been done at closing, but it is in your best interest to verify that these things were done. If you have purchased a new home at any time during the year, you will be responsible for paying the taxes. Do not assume that the Title Company, Mortgage Company, or previous owner paid the taxes. If your mortgage company is supposed to be paying your taxes, you will want to verify that indeed they did set up an escrow account for you and that they are aware of all the taxing entities that will be taxing your property.