

Getting Ready for the New Year – 2018!

Many Matagorda County residents suffered property damage due to Hurricane Harvey in 2017. Matagorda County Appraisal District Chief Appraiser Vince Maloney is asking property owners to render their property as of January 1, 2018 on the Texas Comptroller's General Real Property Rendition form # 50-141. Property owners may find this form on the Matagorda County Appraisal District website www.matagorda-cad.org. Renditions for both real and personal property should be filed with the appraisal district between January 1 and April 1, 2018. If you feel that your property value has changed in value you should file a rendition to report the value. In your rendition, a property owner may want to include photos of the damage to the property as of the date January 1, 2018 and any supporting documentation giving the extent of the damage or repairs still to be made to the property.

Property owners may also file a Report of Decreased Value as of January 1, 2018. This form is available on the Texas Comptroller's website and known as Form 50-127. A Report of Decreased Value is available for real property, personal property and oil and gas property. The appraiser will inspect the property according to what information is provided on the form stating the nature or cause of the decrease in value. Once again, pictures are very helpful especially to allow the appraiser to see what the damage is on the inside of the property. It is a very important to provide the appraiser with your contact information, such as: a good telephone number to reach the property owner during regular business hours. Many times the appraiser may have questions regarding the information provided and would like to speak directly to the property owner to have a clearer picture of what the property owner is stating about the property. Your Report of Decreased Value is due back to the appraisal district by the deadline date of April 1, 2018.

Freeport Exemptions are granted in Matagorda County by the following taxing authorities: Port of Bay City, Matagorda County Navigation District #1, Conservation/Reclamation District, Palacios Area Seawall Commission, Coastal Plains Groundwater District, Drainage Districts 1-4, Caney Creek MUD, WCID#2, WCID #6, Beach Road MUD, and Matagorda County Hospital District. . Deadline for filing Renditions in Appraisal Districts were one or more taxing units exempts Freeport property under Tax Code Section 11.251 is April 1. Extensions must be in a written request to the Chief Appraiser for an extension to May 1 or good cause must be provided in writing for an additional 15-days.

If you are a business owner, the appraisal district will be mailing out Business Personal Property Renditions to all business owners in Matagorda County shortly after the first of the year. Business owners are reminded the 2018 Business Personal Property Rendition forms are due back to the

appraisal district by April 1. Texas Property Tax Law provides that financial penalties be assessed to those businesses that do not render on time or at all. These penalties are added on to your tax bill at the end of the year.

January 1 of each year is the start date for a new tax year and the qualification date for property tax exemptions in the State of Texas. You may be entitled to a Homestead, Over-65, disabled person, disabled veteran and/or agricultural appraisal. Chief Appraiser Maloney encourages all property owners to act early so that a deadline does not go by without getting your application in timely. If a property owner has made changes in a property's ownership or exemption status to call the appraisal district after January 1 to make sure you have all the exemptions and special appraisals you are entitled to. A property owner may reach the Matagorda County Appraisal District at 979-244-2031 or drop by the office during normal business hours Monday – Friday, 8:00 am to 5:00 pm located at 2225 Avenue G, Bay City, Texas 77414.

Chief Appraiser Maloney asks that if a property owner or business owner has any questions to please contact the Matagorda County Appraisal District for assistance. The address for the Matagorda County Appraisal District is 2225 Avenue G, Bay City, Texas 77414 and the telephone number is 979-244-2031.