

2026 Appraisal Review Board Policies & Procedures

Matagorda County Appraisal District

Approved by Matagorda County Appraisal Review Board on March 31, 2026

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Matagorda County Appraisal Review Board

An Appraisal Review Board (ARB) is the administrative review arm of the property tax system and a quasi-judicial entity with responsibility to resolve disputes between property owners and appraisal districts. Under Subchapter D, Chapter 74 of the Government Code and Section 6.41(d) of the Texas Property Tax Code (Tax Code), the local administrative district judge appoints citizens from the county to serve on the ARB.

ARB members are charged with being fair and willing to listen when considering all the evidence presented by both parties before making a determination on a protest. The ARB has no role in the day-to-day activities of the appraisal district or in the appraisal of property.

Under some instances, the ARB may need to interpret the meaning of statutes in a protest. Section 6.43 of the Tax Code states the ARB may employ legal counsel as provided by the appraisal district's budget or use the services of the county attorney, and may use the staff of the appraisal office for clerical assistance. Another alternative that ARBs may use is the Comptroller's ARB Hotline.

Qualifications & Appointments

To be appointed to serve on the Matagorda County ARB, you must have lived in Matagorda County for at least two years before taking office. There are no special qualifications, but you may not serve on the board if you are:

- A current member of the appraisal district Board of Directors.
- A current employee or Chief Appraiser of the appraisal district.
- A current board member, employee, or officer of a taxing unit served by the appraisal district.
- A current employee or officer of the Comptroller of Public Accounts.
- Related within the second degree by consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under this title or of representing property owners for compensation in proceedings under this title in the appraisal district for which the appraisal review board is established.
- Related within the third degree by blood or second degree by marriage to a member of the appraisal district's board of directors or to a member of the ARB.
- Has a contract with the appraisal district or with a taxing unit within the appraisal district.
- Holding another paid public office.
- Are delinquent for more than 60 days on property taxes; but can serve if member has a payment agreement in place.
- Did not complete the mandatory training for ARB members as provided by the Texas State Comptroller Office Property Tax Division or the Texas Open Meetings Act training and the Public Information Act training as provided by the Office of the Attorney General.

The Matagorda County Appraisal District (MCAD) currently has 13 ARB positions, two of which were designated as auxiliary positions by the MCAD Board of Directors. Members serve two-year staggered terms that begin anew each January 1st. Per an update in the 2021 Tax Code, ARB members in appraisal districts with population less than 120,000 can now serve their staggered 2-year terms indefinitely until they step down or are removed. The term limitation of only being able to serve (3) consecutive 2-year terms before sitting out for a year that was provided for in the 2019 Tax Code no longer applies to Matagorda County due to our population size.

Applications for potential new members are available for eligible, interested parties at the appraisal district office. Completed applications submitted to the appraisal district will be delivered to the local administrative judge when an ARB member position is vacant and needs to be filled, and the judge will then notify the appraisal district of the new appointment(s) he/she has decided on. The appraisal district will notify new appointees of their appointment as well as training requirements and when & where they are to appear for the first meeting of their term.

ARB Member Removal

A member of the ARB may be removed by the local administrative judge or the judge's designee for the following reasons:

- Violating Texas Property Tax Code Section 6.41(f)(1)
 - violations of 6.412 – eligibility issues
 - violations of 6.413 – conflicts of issue
 - violations of 41.66(f) – ex parte communication about a property that is the subject of a protest outside of the protest hearing
 - violations of 41.69 - ARB member participates in a hearing when he or she has a conflict of interest or is related to party of the hearing by affinity within the second degree or by consanguinity within the third degree
- Violating Texas Property Tax Code Section 6.41(f)(2) – failing to attend ARB meetings
- Violating Texas Property Tax Code Section 6.41(f)(3) - repeated bias or misconduct

Meeting Location, Dates and Member Compensation

The Matagorda County ARB normally meets in the MCAD Conference Room located at 2225 Avenue G, Bay City, Texas 77414. Should the need for a different location arise, proper notification of the alternate location of the meeting will be given.

All ARB meetings and hearings are open to the public. An agenda and notice of the date, time and location of the ARB meeting/hearing will be posted no less than 3 business days in advance on the front door of the CAD office located 2225 Avenue G, Bay City, Texas; at the Matagorda County Courthouse located at 1700 Seventh Street, Bay City, Texas; and on the MCAD website (<https://matagorda-cad.org/>).

The ARB shall meet at least once per calendar quarter and at any other time at the call of the Chairman. The ARB shall meet to examine the appraisal records within 10 days after the date the Chief Appraiser submits the records to the ARB.

The MCAD Board of Directors has budgeted for the ARB members to receive \$100 per meeting for performance of board functions and mandatory education expenses.

Election of Officers

Under Subchapter D, Chapter 74 of the Government Code and Section 6.42(a) of Tax Code, the local administrative district judge of the appraisal district shall appoint a chairman and a secretary from among the members of the ARB. The judge is encouraged to select as chairman a member of the ARB, if any, who has a background in law or property tax appraisal.

The ARB will select by a majority vote of those present and voting, a vice-chairman to preside at the meetings when the chairman is absent. The vice-chairman will perform the duties and responsibilities of the chairperson in his/her absence.

The chairman is charged with ensuring that hearings are conducted properly and procedures are followed, and performs other such responsibilities as the law requires. The secretary is charged with sending required notices, ensuring that meetings are posted, and keeping official minutes or recordings of ARB proceedings and performs other such responsibilities as the law requires. The secretary may delegate to appraisal district staff on providing for notices, postings and minutes.

Oath of Office

All ARB members must sign a statement and take an oath of office before beginning a new term. ARB members must be properly sworn in before taking any official action. All members must take and sign the oath of office before a notary public, county clerk, judge, or other official authorized to administer oaths of office.

The 2-step process must follow the order below:

STEP 1 – Secretary of State form 2201 (Statement of Elected/Appointed Officer)

STEP 2 – Secretary of State form 2204 (Oath of Office)

Meetings and Quorums

Robert’s Rules of Order govern the conduct of all meetings of the ARB other than hearings. Where Robert’s Rules are in conflict with the rules of this board, the rules of the board will govern. The person chairing the board or panel may vote and make motions on any matter.

A majority of the active, non-auxiliary ARB members constitutes a quorum. At this time, the MCAD ARB includes two auxiliary positions. As such, the 2026 MCAD ARB quorum is 50% of 11, plus one, which is 6.

When the ARB is conducting hearings on taxpayer protests, members may break into 3-member panels. The panels will hear the protests and make recommendations. The board will then either accept or reject the panels’ recommendations. Rejected determinations will be treated in accordance with Sec. 41.45(d) of the Texas Property Tax Code.

Appraisal Review Board Hearing Procedures

I. ARB Membership

[Tax Code Section 5.103(b) (12), (15), and (16)]

1. Administration of ARB Appointments

ARB members have no statutory role in the process for the administration of applications or requests for appointment for membership on the ARB. If an ARB member is contacted by an individual regarding requesting an appointment to the ARB, the member must direct the individual to the MCAD office to receive an ARB application to be presented to the local administrative district judge, who appoints ARB members to serve for Matagorda County.

2. Conflicts of Interest

Each ARB member must ensure that he or she does not have any conflict of interest that results in ineligibility to serve on the ARB or restricts or prohibits the ARB member’s participation in ARB activities,

such as participation in the determination of a taxpayer protest. An ARB member must promptly report any conflict of interest to the ARB chairman in addition to any other individual or entity as required by law. The chairman must ensure prompt notification of reported conflicts of interest to the appropriate individuals.

If an ARB member discovers before or during a protest hearing that a conflict of interest exists, the member cannot participate in that protest hearing. If the conflict exists due to the provisions of the Local Government Code Chapter 171, the member must file an affidavit with the ARB secretary. The member must file the affidavit as soon as the conflict is identified, even if it requires a delay in the conduct of the hearing. If the conflict arises from Tax Code Section 41.69, the ARB member does not have to file an affidavit but must recuse himself or herself immediately from the hearing and report the conflict to the ARB chairman or secretary.

ARB members must remember that while Local Government Code Chapter 171 addresses matters of “substantial interest,” Tax Code Section 41.69 applies to any protest in which an ARB member has interest (i.e. Tax Code Section 41.69 does not require the interest to be substantial). While a conflict of interest under Local Government Code Chapter 171 may not prohibit an ARB member from participation in a protest, Tax Code Section 41.69 may still prohibit participation. If an ARB member has a question as to whether or not he or she has a conflict of interest that might prohibit his or her involvement, the member must immediately contact the ARB chairman to address the matter.

In the recusal process, the ARB member cannot hear the protest, deliberate on the protest, or vote on the matter that is subject of the protest.

3. Ex Parte and Other Prohibited Communications

ARB members must not engage in prohibited ex parte or other communications. If one or more individuals approach an ARB member by and appear to engage or attempt to engage in a prohibited communication, the ARB member must immediately remove himself or herself from the conversation. Each ARB member must sign an affidavit stating that he or she has not communicated with another person in violation of Tax Code 41.66(f).

II. ARB Duties

[Tax Code Section 5.103(b)(1), (5), and (6)]

1. Statutory Duties of an ARB

Each ARB member must ensure that he or she understands the statutory duties of the ARB and complies with all statutory requirements in performing statutory duties as an ARB member. Tax Code Section 41.01 addresses the duties of the ARB and the actions they are authorized to make.

2. Notices Required under the Property Tax Code

Each ARB member must obtain and maintain familiarity with the property tax notices required under the Tax Code. If an ARB member believes that any required notice is not being provided or does not meet the requirements of applicable law, the ARB member must promptly notify the ARB Chairman, who must investigate each report and take appropriate action to correct any verified problems.

3. Determination of Good Cause under Tax Code Section 41.44(b)

“Good cause” for filing late protests is not explicitly defined in Tax Code Section 41.44(b). That determination is left to the discretion of the ARB on a case-by-case basis. Claims of good cause for late-

filed protests must be carefully considered, and the standards in making determinations of good cause under Tax Code Section 41.44(b) should be uniformly applied. The ARB should give due consideration to good cause claims in such a manner that properly respects the rights of property owners and their agents while not undermining or contravening laws related to filing deadlines or the orderly and expeditious fulfillment of ARB duties.

III. ARB Hearings

[Tax Code Section 5.103(b)(3), (4), (7) and (14)]

The following subsections under Section III of this document pertain to formal hearings with the ARB, not informal meetings between property owners and appraisal district staff.

1. Scheduling Hearings Generally

The ARB must schedule a hearing when a timely notice of protest is filed and, in doing so, may be provided with clerical assistance by the appraisal district.

2. Scheduling Hearings for Property Owners, Agents and Qualifying Lessees

Pursuant to Tax Code Section 41.66(i), the ARB must schedule hearing requests filed by property owners, qualifying lessees, or their designated agents under Tax Code Section 1.111 for a specific time and date.

3. Scheduling Hearings for Multiple Accounts

If requested by a property owner or designated agent, the ARB must schedule consecutive hearings on the same day on protests concerning up to 20 designated properties. The request must meet all requirements of Tax Code Section 41.66(j), including the required statement in boldfaced type: “request for same-day protest hearings.” A property owner or designated agent can file more than one such request in the same tax year. Also pursuant to Tax Code Section 41.66(j), the ARB may schedule protest hearings concerning more than 20 properties filed by the same property owner or designated agent and may use different panels to conduct the hearings based on the ARB’s customary scheduling. The ARB may follow the practices customarily used in the scheduling of hearings under Tax Code Section 41.66(j).

4. ARB Panel Assignments

[Tax Code sections 41.66(k), (k-1), and 41.45(d), (d-1)]

Pursuant to Tax Code Section 41.66(k) and (k-1), if an ARB sits in panels as authorized by Tax Code Section 41.45(d) and (d-1), it must randomly assign protests. Except for panels established under Tax Code 6.425, the ARB, with or without clerical assistance from the appraisal district staff, may consider the property type or the protest grounds in order to assign the protest to a panel with members who have particular expertise.

Tax Code Section 41.45(b-4) allows a property owner to request that a single-member panel conduct the protest hearing. The property owner must submit the request not later than the 10th day before the hearing date in writing on the notice of protest or by a written submission. If the ARB does not accept the recommendations made by the single- member panel, the ARB can determine the protest or refer it for rehearing to a single-member panel composed of someone who did not hear the original protest.

Tax Code Section 41.66(k-1) allows a property owner or agent to request a special ARB panel to hear a complex property protest if in a county with a population of 1.2 million or more. The owner or agent must consent to a special panel reassignment and may request a postponement if they disagree with the reassignment. This provision of the Tax Code does not apply to Matagorda County due to our small population size.

5. Postponements Under Tax Code Section 41.45(e)

A property owner who is not represented by an agent under Tax Code Section 1.111 is entitled to one postponement of a hearing without showing good cause, if the request is made before the date of the hearing. The request may be made in writing (including by facsimile transmission or electronic mail), by telephone, or in person. If the hearing for which the postponement is requested is scheduled to occur before the next regular meeting of the ARB, the chairman or the chairman's representative may act on the request for postponement without the necessity of action by the full ARB. Unless the postponed date and time are agreed to by the ARB chairman or the chairman's representative, the property owner, and the Chief Appraiser, the hearing cannot be postponed to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought.

Without limit, the ARB must postpone a hearing to a later date if the property owner or designated agent shows good cause for the postponement, as defined in Tax Code Section 41.45(e-2). The property owner or designated agent must request the postponement in writing (including by facsimile transmission or electronic mail), by telephone, or in person. If the postponed hearing is rescheduled to occur before the next regular meeting of the ARB, the chairman or the chairman's representative can act on the request for postponement without necessity of action by the full ARB. Unless the postponed hearing date and time are agreed to by the ARB chairman or the chairman's representative, the property owner, and the Chief Appraiser, the hearing cannot be postponed to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought.

Without limit, the ARB must postpone a hearing to a later date if the Chief Appraiser consents to the postponement. The Chief Appraiser must request the postponement in writing (including by facsimile transmission or electronic mail), by telephone, or in person. If the postponed hearing is scheduled to occur before the next regular meeting of the ARB, the chairman or the chairman's representative can act on the postponement request without the necessity of action by the full ARB. Unless the postponed hearing date and time are agreed to by the ARB chairman or the chairman's representative, the property owner, and the Chief Appraiser, the hearing cannot be postponed to a date less than five or more than 30 days after the date scheduled for the hearing when the postponement is sought.

The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

6. Postponements Under Tax Code Section 41.45(e-1)

A property owner or designated agent who fails to appear at the hearing (a no-show) is entitled to a new hearing if the property owner or designated agent files, not later than the 4th day after the date the hearing occurred, a written statement with the ARB showing good cause, as defined in Tax Code Section 41.45(e-2), for the failure to appear and requesting a new hearing.

The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

7. Postponements Under Tax Code Section 41.45(g)

The ARB must postpone a hearing to a later date if:

- (1) the owner of the property or designated agent is also scheduled to appear at an ARB protest hearing in another appraisal district;
- (2) the other scheduled ARB protest hearing is scheduled to occur on the same date as the hearing set by the MCAD ARB;
- (3) the hearing notice delivered to the property owner or designated agent by the other ARB bears an earlier postmark than the hearing notice delivered by the MCAD ARB or, if the date of the postmark is identical, the property owner or agent has not requested a postponement of the other hearing; and
- (4) the property owner or designated agent includes with the postponement request a copy of the hearing notice delivered to the property owner or designated agent by the other ARB.

8. Postponements Under Tax Code Section 41.66(h)

The ARB **MUST** postpone a hearing (one time only) if the property owner or designated agent requests additional time to prepare for the hearing and establishes that the Chief Appraiser failed to comply with Tax Code Section 41.461. The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB must respond in writing or by email to the postponement request not later than the 7th day after the date of receipt of the request.

9. Postponements Under Tax Code Section 41.66(i)

The ARB must schedule protest hearings filed by property owners or their designated agents under Tax Code Section 1.111 for a specific time and date. The ARB can schedule more than one protest at the same time and date; however, a property owner or agent can request to postpone a hearing if it is not started by ARB panel or the full ARB within two hours of the scheduled hearing time. The postponement request must contain the mailing address and email address of the person requesting the postponement. The ARB shall respond in writing or by email to the request for postponement not later than the 7th day after the date of receipt of the request.

10. Postponements Under Tax Code Section 41.66(k)(k-1)

Once the ARB schedules a hearing by a specific panel, ARB cannot reassign it to another panel without the consent of the property owner or designated agent. If the ARB reassigns a protest to another panel, a property owner or designated agent may agree to reassign a protest to another panel, a property owner or designated agent may agree to reassignment of the protest or may request a hearing postponement. The ARB must postpone the hearing on that request. A change of panel members because of a conflict of interest, illness or inability to continue participating in hearings for the remainder of the day does not constitute reassignment of a protest to another panel.

A property owner or agent must consent to a special panel ARB hearing reassignment or request a postponement if they disagree with the reassignment. A change of special panel members because of a conflict of interest, illness or inability to continue participating in hearings for the remainder of the day does not constitute a special panel hearing reassignment.

The request for postponement must contain the mailing address and email address of the person requesting the postponement. The ARB shall respond in writing or by email to the request for postponement not later than the 7th day after the date of receipt of the request.

IV. Conduct of ARB Hearing

[Tax Code Section 5.103(b)(2), (9), and (10)]

The following subsections under Section IV of this document pertain to formal hearings with the ARB, not informal meetings between property owners and appraisal district staff.

1. *Three Types of Hearings Heard by the ARB*

1. Property owner or designated agent appears in person to offer evidence at his/her scheduled appointment date and time.
2. Telephone call or videoconference – Written notice to appear via telephone or videoconference must be received from property owners no less than 5 days prior to the hearing date, or from designated agents no less than 10 days prior to the hearing date, and evidence must be presented in a sworn affidavit. The ARB will have available telephone/videoconference equipment for all ARB members present at the hearing to listen and talk with the protester. **On the day of the hearing, the owner or designated agent calls the appraisal district at (979) 244-2535 five minutes prior to the scheduled time to check in for his/her case.**
 - Telephone conference – During the check-in phone call to the appraisal district office, the owner or agent will give the property ID, owner name, and time of the scheduled hearing as listed on the hearing notice sent to them. If the ARB is not immediately available to take the call & hear the protest, the owner or designated agent will give their call-back number, and the ARB will call back as soon as they become available.
 - Videoconference – During the check-in phone call to the appraisal district, the owner or agent will give the property ID, owner name, and time of the scheduled hearing as listed on the videoconference details that were included with the hearing notice sent to them. Then the owner or agent will follow the login instructions for the videoconference. Upon entry into the meeting, the owner/agent will be placed into a virtual waiting room until the ARB is ready to hear their protest and brings them live into the meeting.
3. A sworn written affidavit, delivered to the ARB before the hearing begins, is simply read in as the means for offering evidence, with no owner or agent present either in person or via telephone or videoconference.

Regarding electronic communications - Registration for electronic communications is done through MCAD's online taxpayer portal (<https://portal.matagorda-cad.org>) for property owners or through MCAD's online agent portal (<https://agentappeals.matagorda-cad.org/>) for those who have been authorized to represent owners for property tax matters. Once registered, you will receive your appraisal notices and documents pertaining to protests electronically instead of hard copies through the mail. Authorization/revocation of agent forms (AOAs/ROAs) must be submitted and managed online for authorized representatives who register on MCAD's agent portal.

Regarding online protests - Any owner or agent who wishes to file their protest(s) online may now do so via the online taxpayer portal or the online agent portal (URLs above). Owners will need their owner ID number and a pin number to set up their login, and agents will need their agent ID number(s) and pin number to set up their login. Agents with multiple agent IDs can link them together in the portal. Once registration on the portal and enrollment in electronic communications is complete, you will then proceed with your protest through the online portal (i.e. filing the notice of protest, viewing your hearing date(s), evidence sharing, accepting/denying settlement offers, or withdrawing the protest). **Please note, your online protest serves as your informal meeting with MCAD appraisal staff.** If a settlement offered during an online protest is accepted by the protesting party, the matter is closed with the agreed upon terms and there will be no formal hearing with the ARB. If a settlement offered

during an online protest is not accepted by the protesting party, the matter proceeds to the formal hearing with the ARB as scheduled.

2. Conducting Hearings Open to the Public

At the beginning of each hearing before the ARB, the following introductory statement or similar verbiage should be read:

“We are the appraisal review board panel that will hear your protest today. We are not employees of the appraisal district. We are citizens of Matagorda County appointed by the local administrative judge to perform an independent review of your protest. You can complete a survey regarding your experience today if you wish. The survey is voluntary. You also have the right to appeal our decision. Appeal information will be provided to you along with our Board Order and the voluntary survey.”

The ARB or ARB panel does not have to read the statement above if the owner or agent has previously appeared before the ARB or any ARB panel for that county that same day.

For most protest hearings, the hearing should generally be conducted in the following order:

- a. Commence the hearing by reading the assigned protest number, property location and owner, and other identifying information in for the record.
- b. Announce that, in accordance with Tax Code Section 41.45(h), all evidence that has not yet been provided must be provided.
- c. State that the ARB members who are considering the protest have not communicated with anyone about the protest and have signed affidavits to that effect.
- d. Welcome the parties and remind them of the content of the hearing procedures, time limits for the hearing, and other relevant matters.
- e. Ask if any testifying witness holds a license or certificate from the Texas Appraiser Licensing and Certification Board and, if so, if the witness is appearing in that capacity.
- f. Inform witnesses that all testimony must be given under oath and swear-in all witnesses who plan to testify.
- g. Ask the property owner or designated agent to decide if he/she wishes to present their evidence & argument before or after the appraisal district.
- h. If the property owner or agent chooses to go first, he/she shall proceed with their presentation of evidence (documents and/or testimony). If witnesses are present, the property owner or agent can examine the witnesses as part of the presentation of evidence. At the end of the presentation, must state an opinion of the property’s value (if applicable).
- i. Next, the appraisal district representative may cross-examine the property owner, the agent, or the representative and/or witnesses.
- j. If the property owner or agent presented his/her case first, the appraisal district representative shall present the district’s evidence (documents and/or testimony) next. If witnesses are present, the appraisal district representative may examine the witnesses as part of the presentation of evidence. At the end of the presentation, the appraisal district representative must state an opinion of the property’s value (if applicable).
- k. Then, the property owner or agent may cross-examine the appraisal district representative and/or witnesses.
- l. The parties cannot examine or cross-examine the ARB members.
- m. The party presenting its case first can offer rebuttal evidence (additional evidence to refute evidence presented by the other party).
- n. The other party can then offer rebuttal evidence.

- o. The party presenting its case first must make its closing argument and state the ARB determination being sought.
- p. The party presenting its case second shall make its closing argument and state the ARB determination being sought.
- q. The ARB or panel chairman must state that the hearing is closed and they will now deliberate.
- r. The ARB or panel must deliberate orally. No notes, text messages, or other forms of written communication are permitted.
- s. The ARB or panel chairman must ask for a separate motion for each matter that was the subject of the protest hearing. The motion should include the exact value or issue protested. The ARB must take a vote and a designated appraisal district staff person or member of the ARB must record it. The parties must make separate motions and the ARB must make separate determinations for each protested issue (i.e. excessive appraisal and unequal appraisal must have separate ARB motions and determinations). Single-member panels must also make a recommendation on each motion submitted under protest; however, the ARB will ultimately accept the single-member panel's determination, make its own determination, or refer the matter for rehearing to a single-member panel composed of someone who did not hear the original protest.
- t. Thank the parties for their participation and announce the ARB determination(s) and that a board order determining the protest will be sent within 30 days along with information on appealing the board's determination as well as the voluntary Comptroller's survey.

If the ARB members use computer screens during ARB hearings for reviewing evidence and other information, the ARB must make computer screens available to property owners and agents at the hearings to view the same information that is presented to the ARB members by the appraisal district staff. This requirement is met if the property owner or agent can see all information displayed on at least one computer screen in the hearing location (there is no requirement that the property owner or agent be provided a separate screen).

If the Chief Appraiser uses audiovisual equipment at a protest hearing, the appraisal office must provide equipment of the same general type, kind and character for the use of the property owner or agent during the hearing. See Section VI, Other Issues, for more information regarding audiovisual equipment requirements.

The property owner or agent and the appraisal district representative are prohibited from debating each other. The parties must direct all communications to the ARB members, except for examination or cross-examination during testimony of witnesses or parties testifying at the hearing.

For taxing unit challenges, motions to correct appraisal records, protests regarding exemptions, or other matters that may be the subject of ARB hearings, the ARB should follow the order of conducting hearings above, but may make exceptions for the type of hearing.

Records for each ARB proceeding must be kept according to Tax Code Section 41.68 and Comptroller Rule 9.803. This includes the ARB retaining evidence offered or submitted by the parties as required by Tax Code Section 41.45 and Comptroller Rules 9.803 and 9.805. The ARB secretary is responsible for ensuring proper record keeping, maintenance, and retention. To comply with these requirements, a copy of all evidence must be submitted to the ARB prior to the start of the hearing in tangible form for retention in the hearing record. All evidence becomes the permanent property of the ARB without exception. The ARB will not consider any evidence presented with any recording device or type of electronic equipment such as: cameras (manual, disposable, or electronic), camcorders, tablets, iPads, cell phones, laptops, or any other similar type device that cannot be retained in MCAD's records. **If it is your intention to present your evidence from a USB drive, you must submit it to the MCAD office no less than 2 business days prior to your scheduled hearing date to be scanned for cybersecurity**

purposes. Any USB drive not submitted within this timeframe prior to the scheduled hearing date for scanning will not be permitted for use in presenting evidence during the hearing.

3. Conducting Hearings by Telephone Call or Videoconference

Tax Code Section 41.45(n) allows a property owner initiating a protest to offer evidence or argument by affidavit without physically being present. Tax Code Section 41.45(b-1) requires a property owner to request a telephone conference or videoconference hearing in writing no later than the 5th day before the hearing date if the property owner does not have an authorized representative, or 10 days before the hearing date if the property owner does have an authorized representative.

To offer evidence or argument at a hearing conducted by telephone call or videoconference, a property owner or authorized representative must submit a written sworn affidavit of evidence before the hearing begins. A property owner is responsible for providing access to a hearing conducted remotely to another person the owner invites to participate in the hearing.

Tax Code Section 41.45(b-2) requires the ARB to provide the telephone number for conducting the teleconference call or the URL address for conducting the videoconference. The ARB must hold the hearing in a location with equipment that allows all ARB members and parties to the protest in attendance to hear and, if applicable, see the property owner's argument.

4. Conducting Hearings Closed to the Public

Tax Code Section 41.66(d) states that hearings conducted under this chapter are open to the public. Tax Code Section 41.66(d-1) allows the hearing to be closed to the public by mutual agreement between the property owner and the chief appraiser. The chief appraiser and the property owner must file a joint motion to request a closed hearing due to intent to disclose proprietary or confidential information that will assist the ARB in determining the protest.

The ARB or panel chair must convene the hearing as an open meeting and then announce the closed meeting as permitted by Tax Code Section 41.66(d) and (d-1). Only the parties to the protest, their witnesses and the ARB members are permitted to stay in the hearing room. The ARB must follow the same order of proceedings as for hearings open to the public.

The ARB secretary must keep a separate tape recording or written summary of testimony for the closed meeting in accordance with Comptroller Rule 9.803, generally. The proprietary or confidential evidence presented at the hearing giving rise to the closed hearing is confidential according to Tax Code Section 22.27. The ARB must mark as "confidential" and maintain it as confidential in the ARB records for proper handling. At the conclusion of the hearing, the ARB panel must confirm with the parties that all proprietary and confidential information has been appropriately identified by the ARB. The ARB members must maintain the confidentiality of the information and disclose only as provided by law.

After deliberation, the ARB must reconvene in open meeting and vote or take final action on the protest deliberated in the closed meeting. The ARB and parties cannot mention the proprietary or confidential information during the open meeting.

5. Right to Examine and Cross-Examine Witnesses or Other Parties

Tax Code Section 41.66(b) states that "each party to a hearing is entitled to offer evidence, examine or cross-examine witnesses or other parties, and present argument on the matters subject to the hearing." The ARB cannot prohibit this entitlement in any way; however, it may enforce time limits and dictate the

order of ARB hearings for witness examination and cross-examination. To the extent possible, the ARB should advise the parties in advance of any time limitations the ARB intends to impose regarding the presentation of evidence.

6. Party's Right to Appear by an Agent

The ARB shall accept and consider a motion or protest filed by an agent if an authorization of agent form is filed with the appraisal district before the hearing on the motion or protest. The ARB may not require a person to designate an agent to represent the person in a property tax matter other than as provided by Tax Code Section 1.111.

The designation of an agent (authorized representative) made by Tax Code Section 1.111(b) requires written authorization on a form prescribed by the Comptroller and signed by the owner, a property manager authorized to act on behalf of the owner other than the person being designated as agent, and must clearly indicate that the person is authorized to act on behalf of the property owner in property tax matters relating to the property or the property owner. The designation may authorize the agent to represent the owner in all property tax matters or in specific property tax matters as identified in the designation.

7. Protest by Person Leasing Property

Tax Code Section 41.413 allows a person leasing property who is contractually obligated to reimburse the property owner for taxes imposed on the property to protest before the ARB the appraised value of the property if the property owner does not file a protest relating to the property. Under Tax Code Section 41.413, the lessee can designate another person to act as his/her agent with the same authority and limitations as an agent designated under the Tax Code Section 1.111. Agents designated by lessees have the same authority and are subject to the same limitations as agents designated by property owners.

V. Evidence Considerations

[Tax Code Section 5.103(b)(8), (11) and (13)]

1. A Party's Right to Offer Evidence and Argument

The ARB cannot prohibit a party's right to offer argument and timely submitted evidence but may enforce time limits and dictate the order of ARB hearings. To the extent possible, the ARB should advise the parties in advance of any time limitations the intends to impose regarding the presentation of evidence and argument. The ARB should, schedule permitting, provide as much time as possible to each party to a hearing to fully present evidence and offer argument.

2. Prohibition of Consideration of Information Not Provided at the ARB Hearing [Tax Code Section 41.66(e)]

In a protest hearing, the ARB cannot consider any appraisal district information on a protest that was not presented to the ARB during the protest hearing. In order for the ARB to consider any appraisal district record (i.e., appraisal roll history, appraisal cards) one of the parties must present it as evidence (e.g. Chief Appraiser, appraisal district representative, property owner, agent, or witness) at the protest hearing.

3. Exclusion of Evidence Required by Tax Code Section 41.67(d),(e)

If it is established during a protest hearing that the protesting party previously requested information under Tax Code Section 41.461 and that the opposing party did not deliver the information to the protesting party at least 14 days before the scheduled or postponed hearing, the opposing party cannot use or offer the requested information not made available in any form as evidence in the hearing. The ARB must exclude evidence under Tax Code Section 41.67(d) only if evidence presented at the hearing establishes that:

- 1) the information sought to be excluded as evidence was not delivered at least 14 days before the hearing; and
- 2) the information sought to be excluded as evidence was previously requested by the protesting party.

Tax Code Section 41.67(e) prohibits the Chief Appraiser from offering evidence at a hearing in support of a modification or denial of an exemption or application unless:

- 1) the Chief Appraiser provided the reasoning for the modification or denial to the property owner in writing no later than the 14th day before the hearing date; and
- 2) evidence establishes that the additional reason was not known by the Chief Appraiser at the time the Chief Appraiser delivered the original notice of modification or denial.

VI. Other Issues

[Tax Code Section 5.103(b)(17)]

1. Compliance with the Law, Integrity, and Impartiality

ARB members must comply with the law and always act in a manner that promotes public confidence in the integrity and impartiality of the ARB.

2. Patience and Courtesy

ARB members must be patient, dignified, and courteous to parties appearing before the ARB.

3. Bias or Prejudice

ARB members must perform their ARB duties without bias or prejudice.

4. Confidential Information

ARB members must not disclose or use confidential information acquired in the performance of ARB duties for any purpose unrelated to ARB duties.

5. Required Contents that Vary by ARB

An ARB's adopted hearing procedures must comply with Comptroller Rule 9.805 concerning ARB evidence exchange and retention and audiovisual equipment requirements. The rule requires that ARB procedures include specific items that may vary by ARB. The rule addresses:

- the manner and form, including security requirements, in which a person must provide the other party with evidentiary materials the person intends to offer or submit to the ARB for consideration at the hearing on a small, portable, electronic device;
- how to retain the evidence as part of the ARB’s hearing record; and
- the audiovisual equipment provided by an appraisal district, if any, for use by a property owner or the property owner’s agent.

The paragraphs below detail the MCAD ARB’s compliance with Comptroller Rule 9.805 with respect to audiovisual equipment, MCAD’s internet or network, and electronic evidence exchange.

If the ARB and the appraisal district use audiovisual equipment in the hearing it shall provide audiovisual equipment of the same general type, kind, and character for use by the property owner or agent during the hearing. A property owner or agent may bring their own audiovisual equipment for their presentation but must provide their own internet access, if needed, through their own service provider. The property owner or agent may not access the appraisal district office’s network or internet connection or any of the appraisal district’s technology or equipment other than that made available by the appraisal district.

All evidence provided in the testimony is considered part of the ARB’s official hearing record and will be retained as part of the hearing record. It is preferred for protesting parties appearing in person to bring printed hard copies of evidence; one copy to be retained in the hearing record and 3 additional copies for the ARB board/panel members’ use during the hearing. Evidentiary materials may be produced in electronic form from a USB drive, but the USB drive must be suitable for retention and must be capable of being scanned for the presence of any malicious software or computer viruses before acceptance by MCAD’s computer system. **If it is your intention to present your evidence from a USB drive, you must submit it to the MCAD office no less than 2 business days prior to your scheduled hearing date to be scanned for cybersecurity purposes. Any USB drive not submitted within this timeframe prior to the scheduled hearing date for scanning will not be permitted for use in presenting evidence during the hearing.**

Evidentiary materials are to be uploaded to the portal for taxpayer / agent portal users prior to the start of a scheduled hearing. If a settlement made through an online portal is accepted, a settlement & waiver form will be uploaded to the portal by the appraisal district to be signed by the protesting party & returned via the portal. Upon receipt of the signed settlement form, the protest will be closed. If a settlement offer made through an online portal is rejected by the protesting party, the protest will continue on to the official protest hearing before the ARB as scheduled and evidence must be submitted for the ARB hearing as detailed in prior sections pertaining to in-person, telephone, or videoconference hearings.

The ARB will only accept the following electronic file types via the methods of electronic delivery detailed in the paragraphs above and submitted within the aforementioned timeframes prior to the scheduled hearing date:

- pictures - .jpg, .jpeg, .bmp, .tif
- Adobe files - .pdf
- Excel spreadsheets - .xls, .xlsx
- Word documents - .doc, .docx

The ARB will not consider any evidence presented with any recording device or type of electronic equipment such as: cameras (manual, disposable, or electronic), camcorders, tablets, iPads, cell phones, laptops, or any other similar type device that cannot be retained in MCAD’s records.

Closing

Public Service

The goal or intent of the Matagorda County ARB is to provide the public with a good perception of how the property tax system works. An ARB meeting/hearing is often the first time a property owner appears before a governing body. Maintaining professionalism, offering a willingness to listen and maintaining fair and impartial meetings and hearings will allow the public to leave the meeting/hearing with a positive opinion.

More Information

You can get more information if needed by contacting the Matagorda County Appraisal District at 979-244-2031, by mail at 2225 Avenue G, Bay City, TX 77414, or by visiting our website at <https://matagorda-cad.org/>. You can also get a taxpayer's assistance pamphlet or watch a video on "How to Present your case to an ARB" by going to the Texas State Comptroller's Property Tax Division via the web address <http://www.cpa.state.tx.us/taxinfo/proptax/>. Should you experience a problem connecting to their website you may call 1-800-252-9121 for assistance.