

**ELECTRONIC COMMUNICATIONS**

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**Property Tax Institute**  
**December 3, 2024**

**Peggy McCormick, Chief Deputy, Dallas County Tax Office**  
**Leana Mann, Chief Appraiser, Travis CAD**

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**HOW DID WE GET HERE?**

- **It all started in 1999...**
- **Sec 1.085 was amended to add "Communication in Electronic Format"**
  - Stated notice, rendition, application form, completed action, delivered or permitted to be delivered between a **Chief Appraiser** and property owner, **MAY** be delivered if both parties agree in writing.
  - Effective upon receipt

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**HOW DID WE GET HERE?**

- **Amended in 2003**
  - Required Chief Appraisers to deliver 25.19 notices (25 or more) electronically
  - Populations greater than 200,000
- **Amended in 2011**
  - Included CADs and ARBs
  - Stated the agreement was in effect until rescinded in writing by property owner
- **Amended in 2019**
  - Added Notice of Protest Hearings (Sec.41.46) to be delivered by e-mail

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**HOW DID WE GET HERE?**

- **Amended in 2023**
  - **Sec 1.085 Electronic Delivery of Communication**
    - Definition of Tax Official includes Chief Appraiser, CAD, ARB, **Tax Assessor/Collector, and taxing units**
    - Communication includes Notice, rendition, application form, completed application, report, filing, **statement**, ARB order, **bill**, or any other item
    - **REQUIRES** an electronic option to exchange communication & to establish methods and procedures
    - Prescribes timely delivery rules and rules for acknowledging the receipt of an electronic communication.
    - States the communication is considered to be timely delivered unless a change in the e-mail address is received before **APRIL 1** [Sec 1.085(i)]
- **APRIL 1<sup>ST</sup> IS A CONFLICT FOR TAX OFFICES.**

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**SINCE 2012, TAX ASSESSORS HAVE DELIVERED E- STATEMENTS**

- **Sec 31.01 Tax Bills**
  - (k) The Assessor for a taxing unit shall deliver a tax bill as required by electronic means if on or before **September 15<sup>th</sup>** the individual or entity entitled to receive a tax bill and the assessor enter into an agreement for delivery of a tax bill by electronic means...
  - HB 843 (2012)



**But wait....  
There's more!**

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**ELECTRONIC COMMUNICATIONS**

- **Sec 25.195 Inspection by Property Owners**
  - Requires a Chief Appraiser to electronically provide records upon request and without a fee
  - Records include supporting data, schedules & other information the owner or agent is entitled to inspect
  - Information will be made available not later than the 15<sup>th</sup> date after the request
  - If the owner/agent states under oath the records were not made available, the ARB may not conduct a hearing or approve the appraisal records

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**ELECTRONIC COMMUNICATIONS**

- **Sec 26.04 Submission of Roll (NNR, VAR) & 26.05 Tax Rate**
  - **August 7<sup>th</sup>**- Each Chief Appraiser & Tax Assessor shall post on their websites the Notice of Estimated Taxes and information regarding the property tax database (Transparency Website) found at [Texas.gov/PropertyTaxes](https://Texas.gov/PropertyTaxes)
    - 26.04(e-2)
  - Instructions on how to register for ENS notifications
    - 26.04(e-2)(4)
  - A taxing unit (other than a School District) may not hold a public hearing or adopt a tax rate until the 5<sup>th</sup> day after the date the Chief Appraiser has:
    - Posted the notice required under 26.04(e-2) – Notice of Estimated Taxes; or
    - Complied with 26.17(f) – Opened the Tax Transparency Website
    - 26.05 (d-1)(d-2)

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**ELECTRONIC COMMUNICATIONS**

- **Sec 26.17 & 26.175 Database of Property Tax Related Information & Database Locator Website**
  - Known as the Tax Transparency Website
  - [Texas.gov/PropertyTaxes](https://Texas.gov/PropertyTaxes)
  - Owned by the CAD; Updated by the Taxing Entities
  - Must have links to each Taxing Unit's Website described by Sec 26.18
    - 26.17 (c-1)
  - Must allow owners to register to receive e-mail notifications of updates to the tax transparency database
  - Effective Jan 1, 2024, must have a link to the **Protest Hearing Database** created by the Chief Appraiser under Sec 41.13
    - 26.17 (c-2)

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## Property Tax Transparency in Texas

The budgets adopted by taxing units and the tax rates they set to fund those budgets play a significant role in determining the amount of taxes each property owner pays. In 2019, the Texas Legislature passed legislation to help Texans better understand tax rates in their home county. Access timely information about how local tax rate decisions affect your tax bill on your county's Truth in Taxation website.

**If you have questions about your property taxes, please contact your county's Tax Assessor-Collector.**

[Find your county's website](#)

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**Dallas CAD:** **JEFFREYS DENNIS J**  
**3005 SANDRA LN ROWLETT (DALLAS CO) 75088-4913** Tax Year: 2024  
[Subscribe to Receive Notice of Estimated Taxes Updates](#)

Property ID: 44011500030200000  
 Geo ID: 44011500030200000  
[Dallas Cad Website Account Link](#)

### Taxes

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). These are NOT determined by the Appraisal District or Tax Office.

Taxes Due = (Taxable Value \* Tax Rate) / 100      Taxable Value = Appraised Value - Exemptions  
Note: Exemptions might include Homestead, Over65, Disabled Person, Disabled Veteran, etc.

**Please be advised that if your Market Value on this site is currently reflecting zero (0), it is because it is still under protest and will not reflect the final value of the property for this tax year until the account is certified.**

Zero tax rates (and subsequent blank tax amounts) in the table below indicate tax rates that have not yet been determined or are not required. The tax rate data is updated as it becomes available from each respective Taxing Unit.

Taxing Unit	Last Year's Taxes (2023)	No New Revenue Taxes (2024) *	Voter-Approved Taxes (2024)	Proposed Taxes (2024)	Adopted Taxes (2024)	Difference Between No New Revenue and Proposed (2024)
CITY OF ROWLETT	\$1,338.53 0.776000	\$1,677.61 0.882412	\$1,818.92 0.778623	\$1,818.92 0.778623	\$1,798.08 0.769699	\$20.81 0.008925
DALLAS COLLEGE	\$237.83 0.116583	\$225.84 0.094876	\$246.60 0.119998	\$246.68 0.119998	\$246.68 0.119998	\$20.84 0.009999
DALLAS COUNTY	\$466.27 0.237519	\$472.62 0.232322	\$503.54 0.255448	\$503.43 0.255000	\$503.43 0.255000	\$30.81 0.003388
GARLAND ISD	\$2,276.49 0.002500	\$2,482.83 0.002871	\$2,471.08 0.002789	\$245.50 0.002600	\$245.01 0.002599	\$2,237.33 0.002772
PARKLAND HOSPITAL	\$476.45 0.239500	\$458.50 0.090809	\$496.21 0.223368	\$495.25 0.223000	\$495.25 0.223000	\$36.75 0.001751
<b>Total</b>	<b>\$4,990.97</b>	<b>\$4,297.40</b>	<b>\$5,336.33</b>	<b>\$3,309.79</b>	<b>\$5,498.45</b>	


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**Travis CAD:**

[Register for Notification](#)

#### HOW TO REGISTER

1. Click the "Register for Notification" button.
2. Create an account or log into the Public Portal.
3. Go to the "My Properties" page.
4. Locate the "Receive Updates" column and click the checkbox.



We will generate an email notice under the following conditions:

- Market value change on the property.
- Taxable value change on the property.
- Taxing unit tax rate change.
- Taxing unit hearing notice (added/removed/deleted).

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**Tarrant CAD:**

MCCORMICK MICHAEL S AND PEGGY

Property ID: 5806270  
 Owner ID: 58062000  
 Geo ID:

**Subscribe to Notifications**

Email Address: [Redacted]

Full Name: MCCORMICK MICHAEL S AND PEGGY

You are subscribing to receive notifications for this address.

Agree to receive e-mail notifications regarding updates for this property.

No

A confirmation email has been sent to you. You must click "Confirm Subscription" in the email received to complete your registration.

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## ELECTRONIC COMMUNICATIONS

### • Sec 41.13 Protest Hearing Database

- Effective October 1<sup>st</sup> – Each CAD must have a link to the Protest Hearing Database
- Mandates the Chief Appraiser create and maintain a 5 year publicly available and searchable ARB property protest database, including:
  - Board members names
  - Hearing Date & Time
  - Account Number & Category
  - Appraised value, owner's opinion of value, and ARB determination

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### Travis CAD:

PROTEST INFORMATION		HB 796
Protest Status:	ORD2	
Informal Date:		
Formal Hearing Date & Time:	2024-07-30 02:00 PM	
Board Attendees:	Anthony Atero, Charles Kreutz, Andres Salvador	
Appraisal Notice Value:	1,143,113	
Owner's Opinion:	0	
Board Determination:	Change Value	
Final Market Value:	1,000,000	

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### Wise CAD:

ARB Data						Back to Top
Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination	
06/16/2024 09:45 AM	GINA SPRINGFIELD, JOYCE OGLE, NINA WHITE	\$0	\$11,771,841	\$11,450,000	A - PROTEST APPROVED BY ARB, A - PROTEST APPROVED BY ARB	

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### Fort Bend CAD:

The screenshot displays the Fort Bend CAD ARB Database interface. At the top, there is a navigation bar with 'HOME', 'JOB STOP', 'EMPLOYEE', 'APPROVAL CASE', 'DATA', and 'PROPERTY PANEL.COM'. Below this is a large 'ARB' logo with a search bar and buttons for 'SEARCH', 'EXPORT', 'APPROVAL/CASE', and 'DATA'. The main area shows a table with columns for 'Account Number', 'Category', 'Appraised Value', 'Owner's Opinion', 'Final Market Value', 'ARB Determination', 'ARB Determination Date', 'ARB Determination Time', 'ARB Determination Status', and 'ARB Determination User'. The table contains multiple rows of data.

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**Dallas CAD:**

Dallas Central Appraisal District

Commercial Account #0076980000080000

NAVIGATION LINKS: Annual Report, About DCAD, Search Accounts, By Owner, By Account, By Address, By Business, Find Property on Map, Online BPV Application, Online Taxpayer Website, Forms, Data Products, Open Records, GIS Data Products, Exemptions, Property Valuation Process, Protest Process, ARB, Taxpayer Liaison Officer, Paying Taxes, Local Tax Offices, Taxing Unit Rates, Entry Built-in Taxation, Notice of Estimated Taxes, Elections DCAD 800, Low Income Housing Cap Rate

Commercial Account #0076980000080000

Location: Owner: Legal Desc: Value: Impvements: Land: Exemptions: Estimated Taxes: Building Footage: History

Locations (Current 2023): 1. 10011 W. HUNT ST. 2. 10011 W. HUNT ST. 3. 10011 W. HUNT ST. 4. 10011 W. HUNT ST. 5. 10011 W. HUNT ST.

DCAD Property Map

View Photo

2024 Appraisal Notice

41.33 ARB Order Information

Electronic Documents (DCAD ENS\*)

Notice of Estimated Taxes (ENS\*)

Electronic Notification System

Print Homebased Exemption Form

Current (Current 2023): 1. 10011 W. HUNT ST. 2. 10011 W. HUNT ST. 3. 10011 W. HUNT ST. 4. 10011 W. HUNT ST. 5. 10011 W. HUNT ST.

Multi-Owner (Current 2023): 1. 10011 W. HUNT ST. 2. 10011 W. HUNT ST. 3. 10011 W. HUNT ST. 4. 10011 W. HUNT ST. 5. 10011 W. HUNT ST.

2024 Certified Values

Property	Land	Improvements	Total
10011 W. HUNT ST.	150,000	1,500,000	1,650,000
10011 W. HUNT ST.	150,000	1,500,000	1,650,000
10011 W. HUNT ST.	150,000	1,500,000	1,650,000
10011 W. HUNT ST.	150,000	1,500,000	1,650,000
10011 W. HUNT ST.	150,000	1,500,000	1,650,000

Value History

Year	Value	Land	Total	OPV
2023	\$1,650,000	\$150,000	\$1,500,000	\$1,650,000
2022	\$1,650,000	\$150,000	\$1,500,000	\$1,650,000
2021	\$1,650,000	\$150,000	\$1,500,000	\$1,650,000

Official: Robert Moore, Bill Kinkaid, Duane Spomer

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**WHERE DO TAXPAYERS FILE THEIR FORM?**

Request for Electronic Delivery of Communications with a Tax Official

Form 50-843

County: \_\_\_\_\_ Date Received: \_\_\_\_\_

**GENERAL INFORMATION:** Tax Code Section 1.085(a-1) requires a tax official to deliver communications to a property owner or the property owner's designated representative electronically if requested using this form. The election remains in effect until rescinded, in writing, by the property owner or the designated representative.

**FILING INSTRUCTIONS:** This form and all supporting documentation must be filed with the applicable tax official in the county in which the property is located. A separate form must be filed with each tax official. **Do not file this document with the Texas Comptroller of Public Accounts.**

**SECTION 1: Tax Official Selection**

Please indicate the tax official with which you are requesting to exchange communications electronically.

Appraisal District  Appraisal Review Board (ARB)  Tax Assessor/Collector

Tailing Unit

Other designated person performing functions on behalf of a tax official

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**WHERE DO TAXPAYERS FILE THEIR FORM?**

Request for Electronic Delivery of Communications with a Tax Official

Form 50-843

**Important Information**

**GENERAL INFORMATION**  
Tax Code Section 1.085(a-1) requires a tax official to deliver communications to a property owner or the property owner's designated representative electronically if requested using this form. The election remains in effect until rescinded, in writing, by the property owner or the designated representative.

**FILING INSTRUCTIONS**  
This form and all supporting documentation must be filed with the applicable tax official in the county in which the property is located. A separate form must be filed with each tax official. Contact information for appraisal district or local taxing unit may be found on the Comptroller's website. **Do not file this document with the Texas Comptroller of Public Accounts.**

**DUTY TO NOTIFY**  
A property owner or the property owner's designated representative is required to notify the tax official of a change in the email address provided for the purpose of electronic delivery of communications **before April 1** following the change. If notification is not received, all electronic communications are considered timely delivered.

**DEFINITIONS**  
**Communications:** a notice, reminder, application form, report, filing statement, appraisal review board (ARB) order, bill or other item of information required or permitted to be delivered by the Tax Code.

**Tax Official:** a chief appraiser, appraisal district, ARB, assessor, collector or taxing unit or a person designated by a chief appraiser, appraisal district, ARB, assessor, collector or taxing unit or a person designated to perform a function on their behalf.

**Digital signature:** an electronic signature included in any communication delivered electronically, per Government Code Section 2054.066 used to authenticate a written electronic communication sent to a tax official and complies with the tax official's electronic communication procedures.

**OTHER IMPORTANT INFORMATION**  
The local tax official must establish an electronic communications procedure that:

- specifies the manner in which electronic communications will be exchanged;
- specifies the medium, format, content and method to be used by the tax official and a property owner to exchange communications electronically; and
- specifies the method used to confirm the delivery of an electronic communication.

A tax official may not charge a fee for the electronic delivery of communications.

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**Travis CAD:**

Home | Online Services | Reports | Forms | News | BOO Election | Contact Us | Meetings

**ELECTRONIC COMMUNICATIONS**

Travis Property Tax Code Section 1.085(a-1) requires Appraisal Districts and Appraisal Review Boards (ARBs) to communicate electronically through email or other media with property owners or their designated representatives. If requested, written agreements are required for notices and other documents to be delivered electronically in place of mailing of Form 50-843. [Click here to create a new Portal request](#)

The election remains in effect until rescinded, in writing, by the property owner or the designated agent.

**REQUESTS FOR ELECTRONIC DELIVERY** [Click here to create a new Portal request](#)

County Date	Created By	Email Address	Properties	Recorded	Reviewed By
2024-08-07 10:00	carol@travisappraisal.com	carol@travisappraisal.com	787700		State BOO/EO
2024-08-07 10:00	carol@travisappraisal.com	carol@travisappraisal.com	918937		2024-08-07 10:00

Electronic Communications

Print

Public Information

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**Travis CAD:**

**ELECTRONIC DELIVERY REQUESTS**

OLIVER REQUEST: 78 REVISION HISTORY

Property: 810 STREET  
Owner(s): Osvaldo Morales  
Legal Description:  
Site Address:

Please enter the email address to which electronic communication will be delivered:  Type: Portal Entry

Please indicate the tax official with which you are requesting to exchange communications electronically

Appraisal District  
 Appraisal Review Board (ARB)  
 Appraisal Tax Assessor / Collector  
 Training Unit  
 Other designated person performing functions on behalf of tax official

**PROPERTY OWNER**

Property Owner  Partnership  Corporation  Other

Name of Property Owner: Osvaldo Morales  
Primary Phone Number: 9728677211  
Physical Address, City, State, Zip Code:

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**Dallas Tax Office:**

Welcome to the Dallas County Tax Office

**Services Administration**  
Records Building - 500 Elm Street, Suite 2000, Dallas, TX 75202  
☎ Telephone: (214) 653-7811 • Fax: (214) 653-7898  
De Matta Equilar

**CLICK BELOW TO:**

**REGISTER a Vehicle Online** **PAY a Property Tax Bill**

Register a Vehicle Online Pay a Property Tax Bill

**SEE Branch WAIT TIMES**

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**Dallas CAD and Dallas County Tax Office:**

**NOTICE OF ESTIMATED TAXES**

**THE INFORMATION IN THE BOX BELOW BECOMES APPLICABLE AUGUST 7, 2024.**

Please visit [www.Texas.gov/PropertyTaxes](http://www.Texas.gov/PropertyTaxes) after August 7<sup>th</sup> to find a link to your 2024 local property tax database on which you can easily access information regarding your 2024 proposed property taxes. This will include information regarding the amount of taxes that each taxing unit that taxes your property will impose if the taxing unit adopts its proposed tax rate. The local property tax database will be updated regularly during August and September as local elected officials propose rates, hold hearings, and adopt property tax rates that will determine how much you will pay in property taxes (DB 3273).

Contact the Dallas County Tax Office for additional information on who collects property taxes for each taxing unit in which your property is located.

John R. Ames  
Dallas County Tax Assessor/Collector  
500 Elm Street  
Dallas, TX 75202  
(214) 653-7811  
[www.dallascounty.org/tax](http://www.dallascounty.org/tax)

**THE COUNTY TAX ASSESSOR DOES NOT DETERMINE PROPERTY VALUES OR TAX RATES.**

To receive email notifications regarding updates made to your local property tax database, please register at [www.dallascad.org](http://www.dallascad.org) by clicking the Electronic Documents link (Entry Truth-in-Taxation) once you've located your property at the Search Approval option.

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**Dallas Tax Office:**

**Tax Office**

Welcome to the Dallas County Tax Office eStatement Enrollment page!

Thank you for your interest in signing up to receive your **property tax statements** electronically.

1. Click the link below to search for your property.
2. Once your property has been located, click on the blue, numeric account number to view your property page.
3. Then, click the eStatement enrollment button to complete the process.

*The option to enroll in eStatements will be available November 1st through September 15th each year.*

**Search for Your Property Here**

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**Dallas Tax Office:** eStatement Enrollment

Enroll in eStatements to receive your 2025 Current Tax Statement by email in October, 2025.

Registration for Electronic Statements

The deadline for registering for electronic tax statements is September 15 of each tax year. Please complete your registration submission on or before that date. If you have registered in previous years and your email address is the same, you do not need to register again.

\* Details required information

Account No.: 0076980000080000

Name: \*

First Name:

Last Name:

Are you the owner of this property?

Yes

No

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**Dallas CAD: Commercial Account #0076980000080000**

Location Owner Legal Desc Value Improvements Land Exemptions Tax Abatements TF Estimated Taxes Building

DBA: VACANT

Property Location (Current 2025)

Address: 3408 HALIFAX ST  
Market Area: 0  
Mapcode: 337X (DALLAS)

Legal Desc (Current 2025)

1: MOCKINGBIRD DISTRIBUTION CTR REV  
2: BLK 7698 TR & ACS 0.312  
3:  
4: INT202100267695 0009172021 CO-DC  
5: 7698 000 00800 BDA7698 000  
Deed Transfer Date: 9/27/2021

DCAD Property Map

View Photo

Print Homestead Exemption Form

2024 Appraisal Notice

41.13 ARB Order Information

Electronic Documents (DCAD ENS\*)

Notice Of Estimated Taxes (ENS\*)

\* Electronic Notification System

Owner (Current 2025)

TX 601 625 MOCKINGBIRD LN DE LLC  
C/O OXFORD PROPERTIES GROUP  
450 PARK AVE FL 9  
NEW YORK, NEW YORK 100222741

Multi-Owner (Current 2025)

Owner Name	Ownership %
TX 601 625 MOCKINGBIRD LN DE LLC	100%

Value

2024 Certified Values

Improvement:	Land:	Market Value:
\$0	\$81,550	\$81,550

Tax Agent: RYAN LLC DA

Revaluation Year: 2024

Previous Revaluation Year: 2021

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**Dallas CAD: DCAD Electronic Notification System**

Account: 0076980000080000 Owner: TX 601 625 MOCKINGBIRD LN DE LLC

Property Address: 3408 HALIFAX ST DALLAS

Welcome to the Dallas Central Appraisal District Electronic Notification System (ENS). If you are currently enrolled in the ENS program, please sign in with your PIN number to view your documents. If you are enrolled and do not remember your PIN, select the link below to request your PIN and it will be mailed to the email address on file. If you are not enrolled and would like to participate, please enter your PIN that was mailed to you on the Notice of Appraised Value and also included, for Business, Personal Property Accounts, on the annual notification forms. For Residential and Commercial Accounts you can request the PIN be sent to you by email utilizing the link at the bottom of the page. If you are not enrolled, you will be allowed to enter an email address to receive the PIN and will be given the opportunity to enroll after utilizing the PIN to sign in the ENS system.

Appraisal Year: 2025

Account Number: 0076980000080000

PIN:

Login

Request PIN to be sent by Email

Due to the nature of electronic mail, junk mail trapping software and spam email software, we cannot guarantee that this confirmation email will reach the submitted email address.

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**SILVER LINING?**

- CADs can see significant cost savings by agents utilizing electronic communications
- Approximate Cost Savings per Year for Travis CAD:
  - Hearing Notices: **\$70,568**
  - ARB Evidence: **\$153,408**
  - ARB Determinations: **\$554,438**
  - Annual Savings: **\$768,414**

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<b>SILVER LINING?</b>
<ul style="list-style-type: none"><li>• <b>CADs can see significant cost savings by agents utilizing electronic communications</b></li><li>• Approximate Cost Savings per Year for Travis CAD:<ul style="list-style-type: none"><li>• Hearing Notices: <b>\$70,568</b></li><li>• ARB Evidence: <b>\$153,408</b></li><li>• ARB Determinations: <b>\$554,438</b></li><li>• <b>Annual Savings: \$768,414</b></li></ul></li></ul>

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<p><b>Questions?</b></p> <p><b>Thank you!</b></p>

<p>Peggy McCormick, PCC, CTA Chief Deputy, Dallas County Tax Office Peggy.mccormick@dallascounty.org (214) 653-7415</p>
<p>Leana Mann, RPA, CCA, CGFO Chief Appraiser, Travis CAD Lmann@tcadcentral.org (512) 834-9317 Ext. 405</p>

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