

How Is My Business Personal Property Appraised?

“Personal property is property that is not real property. For a business, this would include inventory, furniture, vehicles and equipment that are used in the business.”



Helpful information can be found on the Texas
Comptroller's website. Website address is
<https://comptroller.texas.gov>

State Property Tax Code References

- Sec. 11.01 Real and Tangible Personal Property
- Sec. 21.02 Tangible Personal Property Generally
- Sec. 22.28 Penalty for Delinquent Report
- Sec. 22.01 Rendition Generally



For more information visit our website
or contact us.

Stephens County Appraisal District

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The appraisal district performs yearly appraisal of business personal property that is located within Stephens County. This includes the submission of a rendition by the property owner and may include onsite visits by district personnel.



Business personal property is tangible property that is not classified as real property. For a business, this would include inventory, furniture, vehicles and equipment that are used in the business.

The Texas Property Tax Code (TPTC) Section 22.07 provides that the chief appraiser or his authorized representative may enter the premises of a business, trade, or profession and inspect the property to determine the existence and market value of tangible personal property used for the production of income and having a taxable situs in the county. An inspection under this section must be during normal business hours or at a time mutually agreeable to the chief appraiser or his representative and the person in control of the premises.

Appraisal district appraisers verify

- Ownership;
- Location (or situs) of the business personal property; and
- Assets within the business on January 1st.

Confidential Information

TPTC Sec. 22.27 (a) provides that all “rendition statements, real and personal property reports, attachments to those statements and reports, and other information the owner of property provides to the appraisal office in connection with the appraisal of the property, including income and expense information related to a property filed with an appraisal office and information voluntarily disclosed to an appraisal office or the comptroller about real or personal property sales prices after a promise it will be held confidential, are confidential and not open to public inspection. The statements and reports and the information they contain about specific real or personal property or a specific real or personal property owner and information voluntarily disclosed to an appraisal office about real or personal property sales prices after a promise it will be held confidential may not be disclosed to anyone other than an employee of the appraisal office who appraises property except as authorized by TPTC Sec. 22.27 (b) of this section.”



Business Personal Property Renditions

Business Personal Property owners are required by TPTC Sec. 22.01 to render for taxation all tangible personal property used for the production of income that the person owns or that the person manages and controls on January 1. A rendition statement shall contain:

- the name and address of the property owners;
- a description of the property by type and category;
- if the property is inventory, a description of each type of inventory and a general estimate of the quantity of each type of inventory;
- the physical location or taxable situs of the property; and
- the property owner’s good faith estimates of the market value of the property or, at the option of the property owner, the historical cost when new and the year of acquisition of the property.

When filling out the rendition form, please provide supporting financial records that list original cost of inventory and supplies, acquisition dates and cost of all furniture, equipment, machinery, and vehicles that were owned and/or used by the business on January 1st. You may group assets by year acquired if the assets are the same type, such as furniture, computer equipment, etc.

When is my business personal property rendition due?

Rendition forms for business personal property are due by April 15th, as provided by TPTC Sec. 22.23 (c).

If the rendition form is not submitted by the deadline of April 1st as set forth by the property tax code, a **10 percent penalty** will be added to the October 1st tax statement for that year.

Property owners that require additional time to file the business personal property rendition may do so by submitting a written request. The deadline will then be moved to May 1st. The chief appraiser may extend the deadline another 15 days for good cause shown in writing by the property owner.



How can appraised value change from year to year?

Property tax is “ad valorem,” which means “based upon value.”



Appraisal districts are challenged with determining “market value” of property. “Market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions.

What if I disagree with the value placed on my property by the appraisal district?

If you disagree with the value that has been proposed on your property, you should contact the appraisal district within 30 days of receiving a Notice of Appraised Value. If you are not satisfied with the explanation given to you, then you have the right to file a formal protest with the Appraisal Review Board (ARB). The ARB is a panel of local citizens that will listen to evidence presented by both you and the appraisal district. They will then make a determination regarding the issues you have protested.

Appraised Value and the Tax Rate

The rendition received from the property owner and any information gathered in the field is used by the appraisal district to estimate the appraised market value of your property as of January 1st. Tax collections begin on October 1st.

The taxing jurisdictions (county, cities, schools, and water districts) adopt a tax rate that will fund their operating budgets. These tax rates are expressed as a dollar amount for every \$100 of taxable value and are adopted every year in August public hearings.

How are my taxes calculated?

Your taxes are calculated by dividing your taxable value by one hundred and multiplying by the jurisdiction’s tax rate. For example:

Market Value	\$50,000
Less Exemptions	-\$15,000
Taxable Value	\$35,000
Apply Tax Rate	\$0.50 per \$100
Assessed Taxes	\$175.00