

What is happening in the month of April?

The 2016 taxes were due by January 31, 2017. As of April 1st penalty and interest has been added to any unpaid 2016 taxes in the amount of 11%.

January 1st was the assessment date for market values for the tax year. Thus values were assessed based on the condition of the property on that date. For example, an improvement which was under construction on January 1st would be added to the tax roll at the percent of completion as of that date.

April 15th is the last day to file renditions, for personal or real, and property information reports unless they request a filing extension in writing. This also applies to real property inventory applications.

If you have not yet received a Business Personal Property rendition form, you can get one from our website, or by contacting our office. Business owners are required by State law to render business personal property that is used in a business or used to produce income. This property includes furniture and fixtures, equipment, machinery, computers, inventory held for sale or rental, raw materials, finished goods, and work in progress.

April 30th is the last day to file an application for Agricultural Use Valuation. This deadline would apply to ag land purchased before January 1, 2017, where the new owner has not yet been approved for ag valuation on the purchased tract. The deadline would also apply to any other property owners who need to establish agricultural use valuation on their land.

April 30th is the last day to file the Wildlife Management Report, for those property owners who have received a report request from the Appraisal District.

Our appraisers are in the discovery and data collection phase for the 2017 appraisal year. During this time, appraisers may be seen throughout the County in neighborhoods and commercial areas as they are measuring new residential or commercial construction, reviewing and updating characteristics of existing construction and/or land parcels, and reviewing, updating, or adding inventory of present or new businesses. Aerial imagery and analysis tools are utilized to assist in staff efficiency, and ensure proper valuations and equitable results during the assigned/limited time for this phase. This process requires collection and analysis of three types of data: General data, which affect values on regional or neighborhood levels; specific data, about the site and improvements of a property; and comparative data, which regards recent sales, cost, and income information for similar properties.

The 2017 appraisal values will be completed at the end of April, with the 2017 value protest period generally running through the month of May. Any property owners, who are concerned about their appraised values, should take note of this protest period.

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