



Productivity appraisal may lower the property taxes on your farm!

Texas law allows farmers, ranchers and wildlife managers to pay property taxes based upon their land's productivity value rather than on its market value. This means qualified land is taxed based on its ability to produce crops or livestock—not on its value on the real estate market. Receiving special ag valuation can mean substantial property tax savings.

When is the application deadline?

If your land has never had a productivity appraisal or you are a new owner, you must apply to your local appraisal district before May 1 to take advantage of this benefit on your property taxes. You may get up to 60 extra days if you have a good reason and ask for it before May 1. If you miss this deadline, you may still be able to apply, but you will pay a penalty. Check with your appraisal district office.

Do you need to reapply annually?

If your land already receives agricultural productivity appraisal, you normally don't need to reapply unless the chief appraiser requires you to do so. In this case, if the chief appraiser requires a new application, you will be notified by mail. In some situations such as, splits, merges or a replat of a property, the appraisal district will create new parcel identification numbers, which will require new applications from the property owner. In cases where there is a replat, the appraisal district will not notify you by mail. It is the responsibility of the property owner to file the application.

For more information, call, email or come by:

Denton Central Appraisal District
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Denton, TX 76208
940-349-3800
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