



Harris Central Appraisal District News Release

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Protest Deadline Is May 15 For Property In Harris County

Houston — Harris County property owners who disagree with the opinion of market value set by the appraisal district have until Thursday, May 15, or 30 days after the date on their property value notice, to protest the value of their property.

Property owners may have received their value notice after April 15 or may not have received their value notice yet. If that is the case, they will still have 30 days to file their protest, and that later protest deadline will be printed on their value notice. However, property owners should check their account at www.hcad.org > PROPERTY SEARCH to view their value notice and verify their protest deadline in case the notice was not delivered.

A protest form is included in the property value notice the Harris Central Appraisal District (HCAD) mails to property owners. A Notice of Protest form also may be downloaded from the district's web site at www.hcad.org under the FORMS heading. It is easily found under "Popular Forms." The Notice of Protest is the last form on that list and is form number 50-132.

The easiest way to file a protest is by creating an account in HCAD's Electronic Filing and Notice System. Access and instructions are found on the website under FORMS > NOTICE OF PROTEST. The form also may be printed and brought to HCAD's office at 13013 Northwest Freeway before 5 p.m., or mailed to P.O. Box 922004, Houston, TX 77292-2004, but must be postmarked by May 15.

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Chief Appraiser Adam Bogard encouraged property owners to use HCAD's electronic filing and notice system and the iFile system to submit their protest.

“Using the electronic filing system is the best way to submit a protest to avoid any delays at the Post Office,” Bogard said. “By law the appraisal district must go by the postmark date on the envelope to determine if a protest was filed before the May 15 deadline. Remember that the Post Office has made adjustments to its transportation operations so the postmark reflects the date the mail is processed by a sorting machine, not the date the mail is put in the box. Make sure to have the envelope manually stamped in the post office if you're sending it close to the protest deadline.”

For property owners with an existing electronic owners account, their iFile number is automatically linked to that account.

The iFile numbers are unique to each account and are printed in bold on the face of the 2026 notices. For security reasons, the iFile system cannot be used for filing a protest without this iFile number unless the property owner has an existing electronic owners account linked to the property. However, property owners using the protest form do not need an iFile number to file their protest.

Owners who have misplaced their value notice can use HCAD's free mobile app to quickly retrieve their iFile number by scanning their Texas driver's license. The name and address on the license must match the property address in the HCAD system.

Homeowners who file their protest using iFile may also have an opportunity to settle their value online with HCAD's iSettle system. Property owners who have opted in to iSettle may choose to upload evidence through the owner's website. Property owners will have five days to submit their documentation, such as a closing statement, deed or photos, electronically from the date they filed their protest electronically. Questions concerning iSettle may be directed to isettle@hcad.org.

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If a settlement through the online system isn't possible once HCAD makes an offer, the homeowner will be scheduled for a hearing with the Appraisal Review Board. A video explaining how to file an online protest and use the residential iSettle system is available on the district's website at www.hcad.org.

"Texas law requires that property be appraised at its January 1 market value," Bogard said. "The purpose of the appraisal is to allocate the tax burden fairly among all owners of taxable property. The actual amount of tax due is determined by the tax rate set in the fall by the governing body of each jurisdiction such as county, city, school district or MUD. The appraisal district has no involvement in the rate setting process."

If property owners have any questions concerning protesting their market value, please contact the appraisal district's information center at 713.957.7800 or by using the web form under ABOUT > CONTACT US > ACCOUNT QUESTIONS. Property owners also might get their value questions answered by watching one of the short videos on the HCAD website.

About HCAD

The Harris Central Appraisal District is a political subdivision of the State of Texas established in 1980 for the purpose of discovering and appraising property for ad valorem tax purposes for each taxing unit within the boundaries of the district. The district has approximately 1.9 million parcels of property to assess each year with a total market value of approximately \$938 billion. The appraisal district in Harris County is the largest in Texas, serving more than 600 taxing units, and one of the largest appraisal districts in the United States. For further information, visit www.hcad.org.

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