

Notice Concerning Ownership

The Appraisal District has no effect on legal ownership. The fact that an Appraisal District has the property in an individual's name does **NOT GUARANTEE** that the said individual owns the property. Payment of taxes does **NOT GUARANTEE** ownership in that property.

The responsibility of the Appraisal District is to make sure that all taxable property is on the roll and in the name of the current owner **as best as can be determined** by public records.

The Appraisal District CANNOT and DOES NOT insure title.

If you have a question about questionable ownership you need to contact an attorney and have the attorney answer the question. Interpreting deeds is a legal process that the Appraisal District is **not allowed** to do. The only responsibility this office has is to put the property in the correct ownership and sometimes that is an impossible task as we can only go by what is filed in the County Clerk's office by the parties involved. Very often this information was compiled by the individuals without consulting a title company and therefore may not be correct. There is nothing this office can do about that. It would need to be corrected using a legal avenue.

Undivided Interest

Sec. 25.11 Undivided Interest in the Texas State Property Tax Code states that property will be listed jointly in all owner's names. *Ex: John Brown etal (etal meaning others)* To be taxed individually a separate taxation form needs to be filled out listing all parties involved and what percent they are to be taxed.

Heirship Property

Must have all the legal documents to follow the chain of title concerning all heirs of the deceased and how the property is to be distributed. A determination of heirship by a Probate Court carries more weight than an Affidavit of Heirship.

Appraisal District personnel does not have the training or expertise to interpret these documents if information is missing or is incomplete. These situations are best left to be interpreted by lawyers and courts. Appraisal District personnel are **not allowed** to interpret such documents.

The responsibility to provide the correct information is that of the taxpayer and the Appraisal District **CANNOT** do anything but reflect records on file.