

How the Property Tax System Works

Chambers County Appraisal District Determines Property Values

The Chambers County Appraisal District determines the value of all properties, grants exemptions and certifies values to the taxing units.

The governing bodies of taxing entities, such as the Commissioners Court, School Board, City Council or Board of Directors, review budgets and then set the tax rates which determine how much taxes are due on each property.

The Tax Assessor-Collector calculates how much you owe for each taxing entity, prepares, and sends bills, collects monies due and disburses the funds to the appropriate entity.

Homeowners

You do not have to pay a fee to file a homestead exemption. Please contact the Chambers County Appraisal District at www.chamberscad.org or 409-267-3795 concerning any corrections in ownership, valuation, or exemptions.

Timely Payment of Property Taxes

Property taxes are due upon receipt. You have from October 1 through January 31 to pay the Current Year Taxes without penalty or interest, if certified prior to December 31. Action by Mail is timely if:

it is sent by regular first-class mail, properly addressed with current postage prepaid; and

it bears a post office cancellation mark of a date earlier than the specified date due. If you wait until the last day of the month, please make sure all requirements are met. **There are no exceptions.**

On February 1 all unpaid taxes become delinquent, if certified timely. Penalties and interest are added to the levy balance amount and continue to increase until taxes are paid. Texas law provides for the addition of a collection penalty of 20% on certain delinquent taxes.

By Law, the Tax Assessor-Collector cannot waive penalty and interest on delinquent taxes, adjust values, or ignore deadlines established in the Texas Property Tax Code.

Various Payment Options:

Quarter Payments

Sec. 31.031 Installment Payments of Certain Homestead Taxes. If before the delinquency date an individual who is disabled or at least 65 years of age and is qualified for an exemption under Section 11.13(c) pays at least one fourth of a taxing unit's taxes imposed on the property that the person owns and occupies as a residence homestead, the person may pay the remaining taxes in installments without penalty or interest. The first installment is due by January 31 and remaining payments by March 31, May 31 and July 31.

Online Payments

Pay by E-CHECK or Credit Card by Internet at www.chamberscountytexas.gov or phone 1-866-549-1010 Bureau Code 4754770. E-Check flat rate of \$2.00 or Credit/Debit card payments will incur a 2.24% Convenience Fee.