



HENDERSON COUNTY TAX OFFICE
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903-675-6134



**Property Taxes can be very intimidating and hard to understand,
So we've decided to share some Frequently Asked Questions with you!**

Frequently Asked Questions...

When are taxes due?

Taxes are due upon receipt of the tax notice but may be paid without penalty and interest until January 31. The last day to pay taxes without penalty and interest is January 31. Payments are commonly made by mail and MUST BE POSTMARKED by the United States Postal Service on or before January 31. On February 1, penalty and interest begin to accrue at 7% and increase monthly until taxes are paid in full.

Can I avoid paying a penalty or interest on unpaid taxes?

Pay by January 31 to avoid incurring penalty and interest charges. The tax collector does not have legal authority to forgive or waive any penalty or interest charge on an unpaid tax.

When will a penalty be incurred if I do not pay my taxes on time?

Taxes become delinquent on February 1. Penalty is imposed at the statutory rate of 6% on the first day of the delinquency month, and will increase 1% on the first day each month thereafter, reaching 12% maximum July 1. Interest is imposed at the statutory rate of 1% on the 1st day of delinquency, and will increase 1% each month thereafter.

What if I don't receive a tax statement?

Failure to receive a tax statement does not affect the validity of the tax, penalty, interest, due date, the existence of a tax lien, or any procedure instituted to collect a tax (sec.31.01 (g), Texas Property Tax Code).

I never received a tax statement, what should I do?

You can find out how much your current taxes are and make your payment by going to the Henderson County Tax Office or you may request a statement by calling us at 903-675-6134 during business hours. You may also get a copy of your tax statement by going to our website, www.HendersonCountyOnline.net.

Why did my tax statement come to me instead of my mortgage company?

Either your mortgage company did not request the statement, or the request was not received in time. You can write the loan number on the statement and forward it to your mortgage company.

What if I received a tax statement, but my mortgage company is supposed to pay my taxes?

If your property taxes are paid by a mortgage company and you receive a tax statement, write your loan number on the statement, forward it immediately to your mortgage company for payment and notify the Tax Office in writing.

My address is not correct on my bill, how do I get it corrected?

Contact the Tax Office with the correct mailing address. You will also need to contact the Henderson County Appraisal District.

Why did I receive a tax bill on property I no longer own?

The Henderson County Appraisal District, will need to correct this. Once they change the ownership, they'll forward the information to the Tax Office.

What are exemptions?

Exemptions reduce the taxable value of your property. Exemptions lower the tax amount paid.

How do I apply for an exemption?

To file for an exemption contact the Henderson County Appraisal District at 903-675-9296.

What are some types of exemptions?

Exemptions reduce the taxable value of the property. This lowers your tax amount. Some of these exemptions are:

- Residence Homestead: Available for all home owners on their residence as long as they lived there on January 1 of the tax year.
- Disabled Homestead: Can be taken in addition to the homestead exemption; available to those who qualify according to specific guidelines.
- Disabled veteran or survivor: Can be taken in addition to the homestead exemption, according to a disability rating. This exemption can be taken on any property in Texas; it is not limited to homestead property.
- Age 65 or Older: Can be taken in addition to homestead exemption on residence where the Homeowner is 65 or over.

To apply for an exemption, call the Henderson County Appraisal District at 903-675-9296, or download the exemption forms from their website.

What is a Quarterly Payout Agreement?

For taxpayers with an Over-65 or Disabled Person Exemption, they may pay current taxes on their homestead residence in four installments without penalty or interest:

¼ of the payment by January 31

¼ by March 31

¼ by May 31

¼ by July 31

If an installment is missed, the full penalty will accrue.

What is a tax certificate, and how can I obtain one?

A tax certificate is a document showing the current status of taxes; if delinquent, the certificate shows penalties and interest that are due according to tax records.

The fee to obtain a certificate is \$10 per certificate.

When are Tax Foreclosure Sales held?

Auctions are scheduled by the Delinquent Tax Attorneys. You may contact them for information on their scheduled auctions. You can reach McCreary, Veselka, Bragg & Allen at (903) 675-6182. You can reach Linebarger, Goggan, Blair & Sampson at (903) 597-2897.

Will a lien be placed on my property if the taxes are paid?

State law AUTOMATICALLY places a tax lien on property on January 1 of each year to ensure that taxes are paid. The person who owned the property on January 1 of the tax year is personally liable for the tax payment.

Do I have to pay all my taxes at the same time?

No. You can choose to make partial payments, or you may pay Henderson County, City, or School District taxes separately. Any remaining amount not paid by January 31 will begin to accrue penalty and interest. Should you wish to make a partial payment beginning in October when you receive your statement, please write your property account number on your check with the words "Partial Payment" in remarks and indicate what portion of the tax you wish to pay.

What kind of payment options are available?

For property tax payments, we accept cash, checks or credit cards (in person). Credit card payments can also be made via the internet, however, we do not accept credit card payments over the phone (for security/fraud reasons). There is a charge to use your credit or debit card.

Do you accept credit card payments?

Credit card payments can be made at the property tax counter or via the internet at www.HendersonCountyOnline.net, or by phone by contacting **Official Payments** at 1-800-272-9829. You will need your account # and our *jurisdiction code*, which is **6185**.

I hope that you've found this information helpful! If you still have a Question for us, please contact the Henderson County Tax Office at (903) 675-6134.