

Most Frequently Asked Questions

Q: Why do I pay property taxes?

A: Property taxes –also called ad valorem taxes-are locally assessed taxes. Some of the key services funded by Property taxes are Public Safety, Roads, Parks, and Utilities.

Q: How is the tax amount determined?

A: The amount of taxes paid on a property is based on the property's taxable value and the tax rate adopted by the taxing unit's governing body.

Q: When can I expect my Tax Bill?

A: Property tax bills are usually mailed in October, giving property owners ample time to pay before the January 31st deadline. If you don't receive a bill by early December, please contact our office or check our website to view and pay your balance online.

Q: When are the property taxes due?

A: In Texas, property taxes are due on January 31 to avoid all penalties and interest.

- In the event Jan. 31 falls on a weekend, the delinquency date is the next business day

Penalties and Interest on property taxes begin to accrue on February 1 if the previous year's taxes have not been paid. The charges increase each month, and additional fees are added if the taxes remain unpaid by July 1* (for Personal Property fees are added on April 1*)

Month	Pen.	Int.	Total	Atty fees
February	6%	1%	7%	
March	7%	2%	9%	
April	8%	3%	11%	+15% *
May	9%	4%	13%	
June	10%	5%	15%	
July	12%	6%	18%	+15%*
August		7%	19%	
September		8%	20%	
October		9%	21%	
November		10%	22%	
December		11%	23%	
January		12%	24%	

****Interest continues to accrue at the rate of 1% per month until the taxes are fully paid.**

Q: What if I can't pay my taxes in full?

A: You can make partial payments at any time before the deadline, but the bill is considered delinquent after the due date if there is any remaining balance.

- Certain homeowners can pay their property taxes in four equal installments, without incurring penalties or interest, by meeting the following criteria:
 - a. You must have a residence homestead exemption.
 - b. You must be 65 years of age or older, disabled, or a disabled veteran.
 - c. You must request the installment plan by or before January 31.
 - d. The payment due dates are January 31, March 31, May 31, and July 31.

If you miss the deadline and have delinquent taxes, you still have options:

- You can request a payment plan, but keep in mind penalties and interest still apply
- You can apply for a Tax deferral (homeowner over 65 or disabled). Once the deferral is in place, the taxing authority cannot pursue collection actions or foreclose on the home if you own and live there.

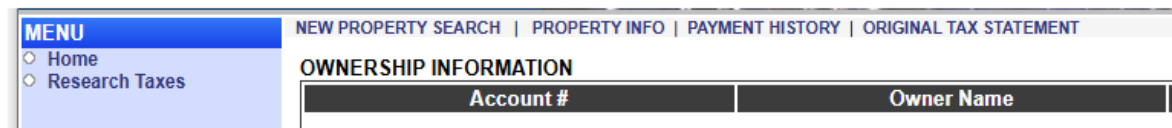
Q: Why am I receiving notice from Linebarger, Goggan, Blair & Sampson?

A: Linebarger Goggan Blair & Sampson is a law firm specializing in the collection of delinquent accounts. Under the Texas Property Tax Code, a taxing unit may contract a law firm to collect the delinquent amount. For any questions concerning a delinquent notice, please contact the local office location: Lone Star Plaza, 1512 S Lone Star Wy, Edinburg, TX 78539 (956) 383-4500.

Q: What do I do if I don't receive a property tax statement?

A: Contact our office to have a tax statement mailed or emailed to you.

- You may also access our website to download a copy of your original statement.



- Even though you do not receive a property tax statement, you are still legally responsible for paying your property taxes on time.
- Under Texas law, the property owner must ensure their property taxes are paid by the deadline regardless of mail delivery issues.
- Even if your bill never arrives, missing that delinquency date will result in added fees.

Q: Where can I report a change in ownership or mailing address?

A: If you have a change regarding ownership of a property or an address correction, please contact the Hidalgo County Appraisal District. The appraisal office will notify all taxing units of any updates. The Appraisal District is located at 4405 Professional Drive, Edinburg Texas 78539 (956) 381-8466. <http://www.hidalgoad.org/>

Q: How can I pay my bill?

A: Our office accepts cash, personal checks, money orders and credit/debit cards.

- You may pay online (there will be a convenience fee when paying online)
<https://mcallen.go2gov.net/faces/search.jsp>
- To avoid paying a fee, you can mail your payment with a check or money order to
CITY OF MCALLEN TAX OFFICE
P.O. BOX 220
MCALLEN, TX 78505-0220
- Or you can use the envelope enclosed with your original tax bill.

Q: Do you accept post-marked mail payments?

A: Yes, we will accept payments via USPS postmark if it bears a postmark on or before the delinquency date.

- The postmark, not the date the payment is received, will determine if it is on time.
- It is up to the taxpayer to ensure the envelope is postmarked by the deadline. Mail your payment early to avoid unforeseen delays.
- The USPS will determine the postmark date, please visit their office for more information.

Q: What if my taxes are paid by a mortgage company or bank?

A: It is the responsibility of the Mortgage Company or Bank to notify our office as to which properties they will be responsible for paying. Our office will mail a copy of your bill to the address on file for your records. Mortgage payments are usually received before December 31. If your account is not paid by mid-January, our office sends out a Courtesy reminder to the address on file.

Q: Why is there a fee for paying by credit card /debit card and electronic check?

Texas Property Tax Code, which is state law, does not allow us to absorb the fees the private companies charge for these services. We contract with Hamer Enterprises, which does business as Government Payments. The 3 percent credit card charge and electronic check (eCheck) fee cover the costs of credit card, bank fees and our vendor. When you pay your property taxes online, your bank statement will record the transaction as "Government Payments."

