

Most Frequently Asked Questions

Q: Why do I pay property taxes?

A: Property taxes –also called ad valorem taxes-are locally assessed taxes. Property taxes are used to provide local services including streets and roads, police and fire protection and many other services that are available.

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: 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 then notify the taxing units of the change. The Appraisal District is located at 205 S Professional Drive, Edinburg Texas 78540 (956) 381-8466.

Q: When is my tax bill due?

A: Tax bills are mailed by October 1 or as soon thereafter as practicable each year, and are due upon receipt. The last day to pay taxes without delinquency is January 31. Failure to receive the tax bill does not affect the validity of the tax, penalty, and interest.

- If January 31 falls on a Friday, the taxes are delinquent on Saturday, February 1.
- If January 31 falls on a Saturday, taxes may be paid on Monday, February 2 and are delinquent on Tuesday, February 2.
- If January 31 falls on a Sunday, taxes may be paid on Monday, February 1 and are delinquent on Tuesday, February 2.

Q: Do you accept post-marked mail payments?

A: Yes, we will honor post-marked payments only if the envelope bears a post office date earlier than the delinquency date. It is the taxpayer's responsibility to ensure that the payment is stamped the same date it was delivered to the post office.

Q: What if I pay my taxes after the delinquency date?

A: Late payments are subject to the Penalty and Interest chart listed below:

Month Paid	Penalty	Interest	Total	Attorney Fees
February	6%	1%	7%	
March	7%	2%	9%	
April	8%	3%	11%	15% for business personal property only
May	9%	4%	13%	
June	10%	5%	15%	
July *	12%	6%	18%	15% for all other properties

Interest continues at 1% per month until account is paid in full.

Q: If I did not receive my tax bill, am I still liable for the taxes?

A: Yes, a tax lien automatically attaches to property on January 1 each year to secure payment of all taxes. If you own property and did not receive a tax bill, please call our office immediately. Failure to receive a tax statement does not affect the validity of penalties and interest.

Q: How can I pay my bill?

A: Our office accepts cash, personal check, money orders and credit cards payments. Please note, there is a 3% convenience fee when making online payments. If you do not have access to a computer, you can call our office and we will gladly help you process your online payment (a 3% convenience fee will apply).