

# Texas Property Tax Consultant Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

**This is a sample study guide. To access the full version with hundreds of questions,**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Don't worry about getting everything right, your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations, and take breaks to retain information better.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning.**

## **7. Use Other Tools**

**Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly — adapt the tips above to fit your pace and learning style. You've got this!**

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## **Questions**

- 1. Who is responsible for filing a motion under Section 25.25(d) if errors are found on an appraisal?**
  - A. The county clerk**
  - B. The property owner**
  - C. The chief appraiser**
  - D. The ARB**
- 2. Which entity states requirements for property exemptions in Texas?**
  - A. The Texas State Legislature**
  - B. The Texas State Comptroller**
  - C. The Texas Property Tax Code**
  - D. The Texas Department of Revenue**
- 3. Who is responsible for processing requests for disaster-related property tax exemptions?**
  - A. The state governor**
  - B. The local appraisal district**
  - C. The federal government**
  - D. The property owner's association**
- 4. In property evaluations, which type of income is typically included in the net operating income calculation?**
  - A. Rental income**
  - B. Operational expenses**
  - C. Tax liabilities**
  - D. Capital expenses**
- 5. When can a person who acquires property after January 1 qualify for an over 65 exemption?**
  - A. Upon reporting the purchase to the local appraisal district**
  - B. After receiving a notice of ownership from the state**
  - C. May receive the exemption for the applicable portion of the tax year immediately upon application approval**
  - D. Only after the following January 1**



- 6. What is included in the Texas Property Tax Code, Section 42?**
- A. The rights of disabled veterans**
  - B. The right to appeal the Order Determining Protest from the ARB**
  - C. Alternate appeal methods in lieu of an appeal to the ARB**
  - D. The rights of filing late applications**
- 7. What other benefits can documentation of disaster damages provide aside from tax waivers?**
- A. Access to mortgage loans**
  - B. Insurance claim support**
  - C. Increased property value**
  - D. Loan forgiveness**
- 8. Who is entitled to appeal an ARB order determining a protest?**
- A. If approved by each taxing unit with jurisdiction**
  - B. If written notice is sent to the taxpayer prior to the appeal**
  - C. Only through litigation**
  - D. Upon written approval of the appraisal district board**
- 9. When must property owners in Texas file a notice of protest?**
- A. April 1**
  - B. May 15**
  - C. June 30**
  - D. August 1**
- 10. Once appointed to the ARB, how can a member be removed?**
- A. He/She cannot be removed during the appointed term**
  - B. By a majority vote of the appraisal district's board of directors**
  - C. Only by the State Comptrollers Office**
  - D. By a majority of voting taxpayers within the district**

## **Answers**

- 1. B**
- 2. C**
- 3. B**
- 4. A**
- 5. C**
- 6. B**
- 7. B**
- 8. A**
- 9. B**
- 10. B**

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## **Explanations**

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**1. Who is responsible for filing a motion under Section 25.25(d) if errors are found on an appraisal?**

- A. The county clerk
- B. The property owner**
- C. The chief appraiser
- D. The ARB

When an appraisal error is identified, it is the responsibility of the property owner to file a motion under Section 25.25(d). This section allows property owners to seek correction of a clerical error or an error of omission in the appraisal roll that could affect their property taxes. The intent of this provision is to provide property owners with the means to address and rectify any mistakes that could lead to inaccurate property valuations. By doing so, property owners ensure that they are appropriately assessed and that their taxes reflect fair market values. The process is designed to empower property owners, recognizing that they are in the best position to identify such discrepancies related to their properties. This direct involvement helps maintain the integrity of the appraisal process and allows for more accurate tax assessments overall.

**2. Which entity states requirements for property exemptions in Texas?**

- A. The Texas State Legislature
- B. The Texas State Comptroller
- C. The Texas Property Tax Code**
- D. The Texas Department of Revenue

The correct answer is rooted in the fact that the Texas Property Tax Code explicitly outlines the requirements for property exemptions within the state. This code serves as a comprehensive legal framework that governs property taxes in Texas and includes detailed provisions about various types of exemptions available to property owners, such as homestead exemptions, exemptions for disabled individuals, and those for veterans. The Texas State Legislature is responsible for enacting laws, including those pertaining to property taxes, but the actual specifications about exemptions are consolidated within the Property Tax Code itself. Similarly, while the Texas State Comptroller plays a role in overseeing property tax collection and administration, it is the Property Tax Code that contains the definitive rules regarding property exemptions. The Texas Department of Revenue does not have jurisdiction over property tax matters in Texas, as that area falls under the purview of the Comptroller's office. Hence, focusing on the Texas Property Tax Code provides the most accurate source for understanding the various requirements and regulations related to property exemptions in the state.

**3. Who is responsible for processing requests for disaster-related property tax exemptions?**

- A. The state governor
- B. The local appraisal district**
- C. The federal government
- D. The property owner's association

The local appraisal district is responsible for processing requests for disaster-related property tax exemptions. This is because local appraisal districts are tasked with overseeing property valuation and taxation within their jurisdictions, and they administer the state's property tax laws. When a disaster occurs, property owners can seek exemptions to relieve some of the tax burdens that arise due to property damage or loss. Local appraisal districts have the expertise and authority to evaluate requests, determine eligibility based on the criteria set forth by state legislation, and consequently adjust property values accordingly. Their role is essential in ensuring that those impacted by disasters can receive the financial relief intended by such exemptions, promoting a more equitable tax structure during recovery periods. Other options may involve broader governance or policy, but they do not handle the specific processes and evaluations necessary for individual property tax exemption requests. This localized responsibility helps ensure that the nuances of each situation, including the degree of damage and the specifics of the property concerned, are adequately addressed at the community level.

**4. In property evaluations, which type of income is typically included in the net operating income calculation?**

- A. Rental income**
- B. Operational expenses
- C. Tax liabilities
- D. Capital expenses

In property evaluations, net operating income (NOI) is a key metric that represents the income generated from a property after deducting operating expenses but before accounting for financing costs and tax liabilities. Rental income is typically the primary source of income considered when calculating NOI. This income includes all revenue generated from leasing the property to tenants, such as monthly rent payments and potentially other income sources like parking fees or service charges. Operational expenses, which are related to the regular maintenance and management of the property, are subtracted from this rental income to compute the NOI. However, they are not included as part of the income calculation itself. Tax liabilities and capital expenses are also not part of the NOI calculation; tax liabilities are typically considered in a separate financial analysis while capital expenses pertain to long-term improvements or repairs that enhance the property's value rather than its operating income. Thus, the correct choice reflects the core element of the income from which the NOI is derived.

**5. When can a person who acquires property after January 1 qualify for an over 65 exemption?**

**A. Upon reporting the purchase to the local appraisal district**

**B. After receiving a notice of ownership from the state**

**C. May receive the exemption for the applicable portion of the tax year immediately upon application approval**

**D. Only after the following January 1**

A person who acquires property after January 1 can qualify for an over 65 exemption for the applicable portion of the tax year immediately upon application approval because property tax exemptions are typically granted based on the ownership status as of January 1 of that tax year. However, in the case of those who turn 65 during the year, they may apply for the exemption upon reaching that age or when they acquire the property, provided they submit their application timely. This flexibility is important because it allows new property owners who become eligible for the exemption due to their age to benefit from it during the current tax year rather than delaying the exemption until the next January 1. This ensures that seniors can receive some financial relief from property taxes as soon as they meet the age qualification and fulfill the necessary application requirements.

**6. What is included in the Texas Property Tax Code, Section 42?**

**A. The rights of disabled veterans**

**B. The right to appeal the Order Determining Protest from the ARB**

**C. Alternate appeal methods in lieu of an appeal to the ARB**

**D. The rights of filing late applications**

The correct choice regarding what is included in the Texas Property Tax Code, Section 42, pertains to the right to appeal the Order Determining Protest from the Appraisal Review Board (ARB). This section specifically outlines the processes and rights available to property owners who wish to contest decisions made by the ARB after a protest hearing. The ability to appeal these decisions is crucial for ensuring due process in property tax matters, allowing taxpayers to seek recourse if they believe the ARB's order was incorrect. Section 42 provides detailed guidelines on how the appeals must be conducted, the timelines involved, and what entities can be appealed to, which is essential knowledge for any property tax consultant working within Texas.

Understanding this section empowers consultants and property owners alike to navigate the legal framework regarding property tax disputes effectively. By knowing that this right is codified in the Texas Property Tax Code, consultants can advise their clients on the proper steps to take if they disagree with the ARB's findings.

**7. What other benefits can documentation of disaster damages provide aside from tax waivers?**

- A. Access to mortgage loans**
- B. Insurance claim support**
- C. Increased property value**
- D. Loan forgiveness**

Documentation of disaster damages serves multiple important purposes, and one of its key benefits is providing support for insurance claims. When a property owner documents the extent of damages caused by a disaster, this information can be critical in the process of filing an insurance claim. Insurers typically require thorough evidence of the damage to accurately assess the loss and provide compensation. This documentation includes photographs, repair estimates, and lists of damaged property, which all help substantiate the claims process, potentially leading to a more favorable outcome for the policyholder. By formally documenting damages, property owners can also streamline communications with their insurance companies and ensure that they receive appropriate financial support for repairs and recovery efforts. This process can ultimately assist in restoring the property back to its pre-disaster condition, reinforcing the importance of diligent documentation in disaster management and recovery. Other options like access to mortgage loans, increased property value, or loan forgiveness are less directly connected to the documentation of disaster damages and are not typically guaranteed as immediate benefits resulting from that documentation.

**8. Who is entitled to appeal an ARB order determining a protest?**

- A. If approved by each taxing unit with jurisdiction**
- B. If written notice is sent to the taxpayer prior to the appeal**
- C. Only through litigation**
- D. Upon written approval of the appraisal district board**

The correct response indicates that an appeal of an ARB (Appraisal Review Board) order can occur if it is approved by each taxing unit with jurisdiction. This is essential because the taxing units represent the local government authorities that have a vested interest in the property taxes levied within their jurisdictions. When a property owner is unhappy with the ARB's decision regarding their property taxes, the ability to appeal effectively requires the consensus of those entities that would be impacted by the changes in valuation or tax assessments. This ensures that all relevant stakeholders are in agreement before an appeal can move forward, as different taxing entities may have different priorities or considerations regarding property tax revenue. Therefore, the overarching principle is to maintain a framework where local entities have a say in the appeals process that can affect their revenue. The other choices do not align with the established process for appealing ARB determinations, thus highlighting the importance of the approval from taxing units as the correct basis for initiating an appeal.



**9. When must property owners in Texas file a notice of protest?**

- A. April 1**
- B. May 15**
- C. June 30**
- D. August 1**

Property owners in Texas must file a notice of protest by May 15. This deadline is set to ensure that property owners have a formal opportunity to challenge the appraisal of their properties if they believe the assessed value is incorrect or unfair. The May 15 date is crucial because it is typically shortly after the appraisal district sends out the notices of appraised value, allowing property owners to review their assessments and take action if they wish to dispute them. Filing the notice of protest by this date is essential for maintaining the right to appeal, as missing the deadline can foreclose any options for contesting the appraisal for that tax year. The process aims to provide a structured timeframe that helps both property owners and appraisal districts manage disputes in an orderly manner. Ensuring compliance with this deadline is a critical part of the property tax process in Texas.

**10. Once appointed to the ARB, how can a member be removed?**

- A. He/She cannot be removed during the appointed term**
- B. By a majority vote of the appraisal district's board of directors**
- C. Only by the State Comptrollers Office**
- D. By a majority of voting taxpayers within the district**

A member of the Appraisal Review Board (ARB) can be removed by a majority vote of the appraisal district's board of directors. This procedure ensures that the governing body responsible for overseeing the ARB has the authority to maintain its effectiveness and integrity. The appraisal district's board of directors typically has the responsibility to appoint members as well as the jurisdiction to manage their continued service to ensure alignment with the district's goals and operational needs. The mechanism for removal allows for accountability, giving the board the power to address any potential issues with a member's performance or conduct during their term. Understanding this process is crucial for recognizing the governance and checks and balances within property tax administration at the local level. Other options suggest methods of removal that do not align with the established governing structures, such as relying on a specific authority that is not typically involved or necessitating a widespread opinion from taxpayers, which could complicate governance unnecessarily.

## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://texaspropertytaxconsultant.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**