



## **Nueces Central Appraisal District**

### REQUESTED DOCUMENTATION FOR INCOME-PRODUCING COMMERCIAL PROPERTY TAX PROTESTS

**To evaluate a potential settlement for your commercial real estate protest, please provide NCAD with the 2 following items:**

**1. The Income & Expense Statement for all twelve months of the preceding year.**

Only expenses that are directly related to the maintenance and operation of the property are allowable. Capital expenditures, debt service, depreciation, travel, etc. are non-allowable expenses.

**2. The Rent Roll for all twelve months of the preceding year.**

The information needed in the Rent Roll is:

-Unit Number

-Unit Size

-Rental Rate

-Secondary income (per unit or total for property)

-Annual Rent

-Lease Start and End Date

*At your request, this information will be held confidential and not open to public inspection.*

*Texas Property Tax Code Section 22.27*