

2024 NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement. Do Not Pay From This Notice

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P.O. Box 149012
Austin, Texas 78714-9012
Phone: (512) 834-9138
Date of Notice: April 12, 2024

Property ID: 237118
Ownership %: 100.00
Ref ID2: 02349903060000
Legal: ABS 345 SUR 53 HINES W ACR 8.50
Legal Acres: 8.5000
Situs: 18005 ALBERT VOELKER RD 78621
Owner ID: 1946164

#BWNNRFT
#119000019461642371182#

SEVEN SQUIRRELS LLC
2204 PENA BLANCA DR
CEDAR PARK TX 78613-1531

E-File PIN: xxxxxxxxxx
To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below.

Market Value	Net Appraised Value (Includes Homestead Limitation if Applicable)
533,078	318,496

Taxing Unit	2023 Exemption	2023 Exemption Amount	2024 Exemption	2024 Exemption Amount	Exemption Amount Change	2023 Taxable	2024 Taxable	Freeze Year and Ceiling
AUSTIN COMM COLL DIST		0		0	0	265,413	318,496	
ELGIN ISD		0		0	0	265,413	318,496	
TRAVIS CO ESD NO 13		0		0	0	265,413	318,496	
TRAVIS COUNTY		0		0	0	265,413	318,496	
TRAVIS COUNTY HEALTHCARE DISTRICT		0		0	0	265,413	318,496	

On May 4, 2024, Travis County voters will have the opportunity to vote for three elected members to our Board of Directors. The last day to register to vote is Thursday, April 4, 2024. Early voting is from April 22 to April 30. To check your voter registration status and find your local polling place, visit votetravis.com.

If you are claiming an over 65 or disabled person exemption on your school district taxes, the taxes on your property cannot increase during the time you own and live in that home. Your school district taxes will not go above your tax ceiling unless you improve the home (other than normal repairs and maintenance). If you improve your property (by adding rooms or buildings) or are transferring a freeze percentage from another property, your ceiling amount may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies and (2) Notice of Protest.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2023	Proposed - 2024
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	265,413	533,078
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	265,413	533,078
Productivity Value of Ag/Timber Land	0	0
Appraised Value	265,413	533,078
Homestead Value Limitation	0	0
Circuit Breaker Value Limitation	0	214,582
Net Appraised Value (Possible Homestead or Circuit Breaker Limitations)*	265,413	318,496
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)		

**The Net Appraised Value of properties with a homestead exemption is limited to the lower of last year's net appraised value plus 10% or the current market value. (Texas Property Tax Code, Section 23.23). The Net Appraised Value of real properties without a homestead exemption and whose value is less than \$5 million is limited to the lower of last year's net appraised value plus 20% or the current market value. (Texas Property Tax Code, Section 23.231)*

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The Texas Legislature does not set the tax amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials.

The appraisal district only determines the value of the property. Budgets and tax rates are set by the governing body of each taxing unit. Taxpayers have a voice in the decisions that affect those rates. In early August, taxing units take the first step toward adopting a tax rate by calculating No New Revenue and Voter Approval tax rates. If a taxing unit increases their budget, they will need to increase your property taxes and adopt a tax rate higher than the No New Revenue rate. Visit TravisTaxes.com in early August to review how these proposals will impact your property tax bill and learn about opportunities to voice your opinion on these decisions.

The difference between the 2019 appraised value and the 2024 appraised value is 222%. This percentage information is required by Tax Code Section 25.19(b-1).

If you believe your property's market value is incorrect, you have the right to file a protest.

To file a protest, complete the notice of protest form included in this mailing and submit it to the Appraisal Review Board no later than **May 15, 2024**. Forms can be submitted online, at the mailing address below, or dropped off in person.

Submit Your Protest No Later Than **May 15, 2024**

Mailing Address: Travis Appraisal Review Board, PO Box 149012, Austin, TX 78714-9012

Drop off in person: 850 E Anderson Lane, Austin, TX 78752

Online: www.traviscad.org/protests

Informal meeting will be offered by phone or online starting April 22, 2024.

Formal hearings will begin June 3, 2024 and will be held via remote telephonic hearings with Video component or at 850 E Anderson Lane, Austin, TX 78752

Please visit www.traviscad.org/protests for more information on filing a protest, informal meetings, and formal hearings.

If your property is valued over \$50 million and is commercial real and personal property, industrial and manufacturing real and personal property, real and personal property of utilities, or multifamily residential real property, you have the right to have a protest related to this property heard by a special panel of the Appraisal Review Board. If you have any questions or need more information, contact the Appraisal District at (512) 834-9138.

Description of Exemptions

Please see a brief explanation of these total or partial exemption of property from taxation required or authorized by the Property Tax Code.

General Residence Homestead Exemption (HS) - (Tax Code Section 11.13(a) and (b))

A property owner who acquires property after Jan. 1 may receive the residence homestead exemption for the applicable portion of that tax year immediately on qualification of the exemption, if the previous owner did not receive the same exemption for the tax year. The property owner must occupy the property as the owner's primary residence and the residence homestead exemption cannot be claimed by the property owner on any other property.

Disabled Person Exemption (DP) - (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Age 65 or Older Exemption (OV65) - (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s) - (Tax Code Section 11.13(q))

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

100 Percent Disabled Veterans Exemption (DVHS) - (Tax Code Section 11.131(b))

Property owner who has been awarded a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (DVHSS) - (Tax Code Section 11.131(c) and (d)) Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

Donated Residence Homestead of Partially Disabled Veteran (DVCH) - Tax Code Section 11.132(b))

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (DVCHS) - (Tax Code Section 11.132(c) and (d))Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

Surviving Spouse of an Armed Services Member Killed in the Line of Duty (MASSS) - (Tax Code Section 11.133(b) and (c))

Surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

Surviving Spouse of a First Responder Killed in the Line of Duty (FRSS) - (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.