## 2023 Notice Of Appraised Value

Do Not Pay From This Notice

ARANSAS COUNTY APPRAISAL DISTRICT 11 HWY 35 N ROCKPORT, TX 78382-4140

Phone: 361-729-9733

DATE OF NOTICE: April 26, 2023

Property ID: 14583 - 0848-224-004-000 TSR REALTY LLC 4197 CR 3667 TAFT, TX 78390-8020 Property ID: 14583 Ownership %: 100.00 Geo ID: 0848-224-004-000

DBA:

Legal: BURTON & DANFORTH, BLOCK 224, LOT 4. ACRES 5.00

Legal Acres: 5

Situs: 951 MACK RD ARANSAS PASS, TX

78336 Appraiser:

Owner ID: 137190

ACAD NOTICE
PROTEST DEADLINE 05/26/2023
SEE INSERT FOR IMPORTANT INFO

Dear Property Owner,

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Appraisal Information	L	ast Year - 2022	Pi	roposed - 2023
Structure / Improvement Market Value		240,56	60	298,660
Market Value of Non Ag/Timber Land		86,10	00	112,100
Market Value of Ag/Timber Land 0			0	
Market Value of Personal Property/Minerals			0	0
al Market Value 326,660			410,760	
Productivity Value of Ag/Timber Land			0	0
Appraised Value		326,660 410,760		
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial) 0		0	0	
Exemptions				
2022 2022	·	2023	2023	2023

ı	2022	2022		2023	2023	2023
	Exemption	Taxable	Taxing Unit	Proposed	Exemption	Taxable
	Amount	Value		Appraised Value	Amount	Value
	0	326,660	ARANSAS COUNTY	410,760	0	410,760
	0	326,660	NAVIGATION DIST	410,760	0	410,760
	0	326,660	ARANSAS CO ISD	410,760	0	410,760
	0	326,660	COUNTY ROAD & FLOOD	410,760	0	410,760

The difference between the 2018 appraised value and the 2023 appraised value is 69.64%.

An (\*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the 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.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 11 HWY 35 N ROCKPORT TX 78382

Deadline for filing a protest: May 26, 2023

Location of hearings: 11 HWY 35 N ROCKPORT TX 78382

ARB will begin hearings: May 22, 2023

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,

MIKE SOTO Chief Appraiser This is NOT a Tax Statement

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Phone: 361-729-9733

DATE OF NOTICE: April 26, 2023

Legal Acres: 5

DBA:

Situs: 951 MACK RD ARANSAS PASS, TX

Legal: BURTON & DANFORTH, BLOCK 224, LOT

78336

Property ID: 14583 Ownership %: 100.00

Geo ID: 0848-224-004-000

4, ACRES 5.00

Appraiser:

Owner ID: 137190

Property ID: 14583 - 0848-224-004-000 TSR REALTY LLC 4197 CR 3667 TAFT, TX 78390-8020

Taxing Unit 2022 Exemption 2022 Exemption Amount 2023 Exemption 2023 Exemption Amount Difference
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#### PROPERTY APPRAISAL - NOTICE OF PROTEST - 2023

Appraisal district na ARANSAS COL	Phone (Area code and number) Phone (Area code and number) PRANSAS COUNTY APPRAISAL DISTRICT 1 HWY 35 N ROCKPORT, TX 78382-4140			er)	
GENERAL INFORMATION: A property owner or an owner's designated agent can use this form to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.  FILING INSTRUCTIONS: File this document and all supporting documentation with the appraisal district office in the county in which the property is taxable. Do not file this document with the Texas Comptroller of Public Accounts.					
SECTION 1: Property Owner or Lessee	Person Age 65 or Older Disabled Person  Spouse of a Military Service Member or Veteran	1	Military Service Member	Military Veteran	
	Name of property owner or lessee TSR REALTY LLC				
	Mailing Address, City, State, ZIP Code 4197 CR 3667 TAFT, TX 78390-8020  Primary Phone Number (area code and number)  Email Address*				
SECTION 2: Property Description	Give street address and city if different from above, or legal description if no street address  951 MACK RD ARANSAS PASS, TX 78336 - BURTON & DANFORTH, BLOCK 224, LOT 4, ACRES 5.00				
	Appraisal district account number (optional)  Property ID: 14583 Geo ID: 0848-224-004-000  Mobile homes: (Give make, model and identification number)				
	t to present each reason for your protest to the ARB according to law, be that corresponds to each reason for your protest may result in your inability t				
SECTION 3: Reasons for	Incorrect appraised (market) value and/or value is unequal compared with other properties.	Exemp	tion was denied, modified or cancell		
Protest	Property should not be taxed in	timber	e in use of land appraised as ag-use land. , open-space or other special appra		
	(name of taxing unit)	modifie	d or cancelled.	,	
	Failure to send required notice		s name is incorrect.		
	Other:		ty description is incorrect.		
	Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special apprai		ty is not located in this appraisal dist included on the appraisal district's re		
	Temporary disaster damage exemption was denied or modified.		ct damage assessment rating for a pary disaster exemption.	property qualified for a	
SECTION 4: Additional Facts	Provide facts that may help resolve this protest:			_	
	What is your opinion of your property's value? (Optional) \$_				
SECTION 5: Hearing Type	Do you request an informal conference with the appraisal office before the protest hearing? [ ] Yes [ ] No				
	Do you request a single-member ARB panel or a regular panel of at least 3 members? [ ] Single-member panel [ ] Regular panel				
	A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call. I intend to appear in the ARB hearing scheduled for my protest in the following manner (Check only one box):				
	[ ] In person [ ] By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (May use Comptroller Form 50-283,				
	Property Owner Affidavit of Evidence) [ ] By videoconference and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (May use Comptroller Form 50-283, Property Owner Affidavit of Evidence)				
	[ ] On written affidavit submitted with evidence and delivered to the ARB be	efore the hearing begins	3		

SECTION 6:	I request my notice of hearing to be delivered (check one box only):			
ARB Hearing	[ ] First Class US Mail (default) [ ] Certified mail and agree to pay the cost (if applicable)			
Notice and				
Procedures	If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures.			
	If a protest goes to a nearing, the ARB automatically sends each party a copy of the ARB is nearing procedures.  I want the ARB to send me a copy of its hearing procedures			
	Electronic Reminder:			
	Electronic reminder.  Electronic reminders are available in counties with a population of 120,000 or more. You must request the reminder on your Notice of Protest or in writing and provide a valid			
	email address or telephone number. (Tax Code Section 41.46(f))			
	Do you request an electronic reminder of the date, time and place of your ARB protest hearing? (check one box only):			
	[ ] Yes, by email to the electronic address I provided in Section 1 of this form			
	[ ] Include by text to: (mobile phone number) [ ] No			
	Final Order of Determination:			
	Email delivery of the Order of Determination is available in counties with a population of 120,000 or more. You must request email delivery in writing and provide a valid email			
	address. (Tax Code Section 41.47(d-1))			
	Do you request electronic access to the ARB's final order of determination? (check one box only):			
	[ ] Yes, by email to the electronic address I provided in Section 1 of this form [ ] No			
SECTION 7:	request a special panel to hear my protest [ ] Yes   [ ] No			
Special Panel Request for	My property is appraised at \$52 million or greater			
Property Value	Appraisal district's value assigned to your property \$			
of \$52 Million				
or More	Special panels are available in counties with a population of one million or more. To qualify for a special panel to hear your protest, a property must have an appraised value			
	determined by the appraisal district of equal to or greater than the minimum eligibility amount determined by Tax Code Section 6.425(g) and be classified as one of the following.			
	Classification of your property:  [ ] Commercial real and personal property  [ ] Real and personal property of utilities  [ ] Industrial and manufacturing real and personal property  [ ] Multifamily residential real property			
SECTION 8:	[ ] Property Owner			
Certification	print			
and Signature	here Print Name			
O.g.i.ataro	sign			
	here Signature			
*An amail address	f a member of the public could be confidential under Covernment Code Section 552 127; however, by including the amail address on this form			

An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

\*\* If you decide later to appear by telephone conference call or videoconference, you must provide written notice to the ARB at least 10 days before the hearing date.

You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing. Review the ARB's hearing procedures for county-specific conference call or videoconference procedures.

#### Important Information

#### GENERAL INFORMATION

Important Information Property Owner's Notice of Protest for Counties with Populations Greater than 120,000 Form 50-132 This form is for use by a property owner or an owner's designated agent to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

#### SINGLE-MEMBER PANELS

An ARB must provide the option of a single-member panel hearing if requested in the Notice of Protest or submitted in writing to the ARB not later than the 10th day before the date of the hearing.(Tax Code Section 41.45(b-4))

#### SPECIAL PANELS

Special panels are available in counties with a population of one million or more. To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of equal to or greater than the minimum eligibility amount determined by Tax Code Section 6.425(g) and be classified as one of the following:

- commercial real and personal property;
- real and personal property of utilities; industrial and manufacturing real and personal property; or
- multifamily residential real property.

#### ELECTRONIC REMINDER

Electronic reminders are available in counties with a population of 120,000 or more. You must request the reminder on your Notice of Protest or in writing and provide a valid email address or telephone number. (Tax Code Section 41.46(f))

#### FINAL ORDER OF DETERMINATION

Email delivery of the Order of Determination is available in counties with a population of 120,000 or more. You must request email delivery in writing and provide a valid email address. (Tax Code Section 41.47(d-1))

#### FILING INSTRUCTIONS

This form and all supporting documentation must be filed with the appraisal district office in each county in which the property is located. Do not file this document with the Texas Comptroller of Public Accounts. Contact information for appraisal district offices may be found on the Comptroller's website.

#### **DEADLINES**

With exceptions, the typical deadline for filing a notice of protest is midnight, May 15. (Tax Code Section 41.44) Contact the ARB for the county in which the property is located for the specific protest filing deadline.

#### NOTICE

The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of a protest to the ARB. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

# **Information Regarding Electronic Protests**

ARANSAS COUNTY APPRAISAL DISTRICT 11 HWY 35 N

ROCKPORT, TX 78382-4140 Phone: 361-729-9733

Owner ID: 137190

Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

Section 7

Property ID: 14583 Legal: BURTON & DANFORTH, BLOCK 224, LOT 4, ACRES 5.00 Situs: 951 MACK RD ARANSAS PASS, TX 78336

### **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 (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 (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 (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 (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 (Tax Code Section 11.131(b))

  Property owner who receives 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 (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 (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 (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 a Member of Armed Services Killed in Line of Duty (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 (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.