

2023 Notice Of Appraised Value

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			Last Year - 2022	Proposed - 2023		
Structure / Improvement Market Value			240,560	298,660		
Market Value of Non Ag/Timber Land			86,100	112,100		
Market Value of Ag/Timber Land			0	0		
Market Value of Personal Property/Minerals			0	0		
Total 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		
Exemptions						
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable 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](https://www.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

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78336

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Owner ID: 137190

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 name ARANSAS COUNTY APPRAISAL DISTRICT 11 HWY 35 N ROCKPORT, TX 78382-4140	Phone (Area code and number) 361-729-9733
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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	<input type="checkbox"/> Person Age 65 or Older	<input type="checkbox"/> Disabled Person	<input type="checkbox"/> Military Service Member	<input type="checkbox"/> Military Veteran
	<input type="checkbox"/> Spouse of a Military Service Member or 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)

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply.
 Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

SECTION 3: Reasons for Protest	<input type="checkbox"/> Incorrect appraised (market) value and/or value is unequal compared with other properties.	<input type="checkbox"/> Exemption was denied, modified or cancelled.
	<input type="checkbox"/> Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/> Change in use of land appraised as ag-use, open-space, or timber land.
	<input type="checkbox"/> Failure to send required notice. _____ (type)	<input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled.
	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Owner's name is incorrect.
	<input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.	<input type="checkbox"/> Property description is incorrect.
	<input type="checkbox"/> Temporary disaster damage exemption was denied or modified.	<input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.
		<input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.

SECTION 4: Additional Facts	Provide facts that may help resolve this protest: _____
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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 before the hearing begins

Information Regarding Electronic Protests

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Owner ID: 137190

Section 1

Section 2

Section 3

Section 4

Section 5

Section 6

Section 7

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.