



NUECES COUNTY APPRAISAL DISTRICT
 201 N. Chaparral, Suite 206
 Corpus Christi, TX 78401-2503
 Phone: 361-881-9978
 www.nuecescad.net

2024 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

PROTEST DEADLINE: May 27, 2024

Property ID: 599730 - 4186-0001-0003

POPP HUTCHESON PLLC
 Agent for: ZJZ HOLDINGS LLC
 1301 S MOPAC EXPY STE 430
 AUSTIN, TX 78746

Property ID	599730
Ownership %	100.00
Geo ID	4186-0001-0003
DBA	
Legal	THE LANDING - PA BLK 1 LOT 3A
Legal Acres	3.4204
Situs	
Agent ID	670721

DATE OF NOTICE: April 26, 2024

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

Appraisal Information				Last Year - 2023		Proposed - 2024		
Structure / Improvement Market Value				0		0		
Market Value of Non Ag/Timber Land				3,277,838		4,469,779		
Market Value of Ag/Timber Land				0		0		
Market Value of Personal Property/Minerals				0		0		
Total Market Value				3,277,838		4,469,779		
Productivity Value of Ag/Timber Land				0		0		
Appraised Value				3,277,838		3,933,406		
Homestead Cap Value/Circuit Breaker Limitation				0		0		
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Appraised Value	2024 Exemption Amount	2024 Taxable Value	2023 Tax Rate	2024 Estimated Taxes	Freeze Year and Tax Ceiling
0	3,277,838	CITY OF PORT ARANSAS	3,933,406	0	3,933,406	0.195019	7,670.88	
0	3,277,838	NUECES COUNTY	3,933,406	0	3,933,406	0.237411	9,338.34	
0	3,277,838	FARM TO MKT ROAD	3,933,406	0	3,933,406	0.002842	111.79	
0	3,277,838	PORT ARANSAS ISD	3,933,406	0	3,933,406	0.743200	29,233.07	
0	3,277,838	NUECES COUNTY WATER DISTR	3,933,406	0	3,933,406	0.000000	0.00	
0	3,277,838	HOSPITAL DISTRICT	3,933,406	0	3,933,406	0.085242	3,352.91	

THIS IS NOT A BILL

DO NOT PAY FROM THIS NOTICE

TOTAL ESTIMATED TAXES: \$49,706.99

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 paid 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).

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.

LOCAL PROPERTY TAX DATABASE

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.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. 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.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

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: Nueces CAD, 201 N Chaparral St, Corpus Christi, TX 78401

Deadline for filing a protest: May 27, 2024

Location of hearings: 201 N Chaparral St, Corpus Christi TX 78401

ARB will begin hearings: May 16, 2024

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Procedures; 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,
 Ramiro "Ronnie" Canales, Chief Appraiser