

2015 Notice of Appraised Value

Do Not Pay From
This Notice

BRAZORIA COUNTY APPRAISAL DISTRICT

500 N CHENANGO

ANGLETON, TX 77515-4650

Phone: 979-849-7792 Houston: (281) 756-1388 Brazosport: (979) 388-1388

Fax: 979-849-7984

DATE OF NOTICE: April 17, 2015

Account #: ~~XXXX~~

Ownership %: 100.00

GEO ID: ~~XXXX-0%~~

Legal: SOUTHERN TRAILS PH 1 SEC 9A (0564

HT&B)(PEARLAND) ~~XXXXXX~~

Legal Acres:

Situs: ~~XXXX~~ LINDEN ROSE CT PEARLAND, TX

Owner ID: ~~XXXXXX~~

EFile PIN: ~~XXXXXX34~~

31874 1 AV 0.381*****AUTO**5-DIGIT 77584 5DG 2 FT 103



Property ID: 617183 - 7708-9101-015

Home Owner
1234567 Linden Rose Ct
Pearland 77777

THIS IS NOT A TAX BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2015. As of January 1, our appraisal is outlined below.

Appraisal Information				Last Year - 2014		Proposed - 2015	
Structure & Improvement Market Value							
Market Value of Non Ag/Timber Land							
Market Value of Ag/Timber Land							
Market Value of Personal Property/Minerals							
Total Market Value							
Productivity Value of Ag/Timber Land							
Appraised Value * (Possible Homestead Limitations, see asterisk below)							
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)							
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)							
2014 Taxable Value	Taxing Unit	2015 Proposed Assessed Value	2015 Exemption Amount	2015 Taxable Value	2014 Tax Rate	2015 Estimated Taxes	2015 FreezeYear and Tax Ceiling**

198,666 CITY OF PEARLAND
163,008 BRAZORIA COUNTY DRAINAGE
163,008 BRAZORIA COUNTY
203,760 ALVIN COMMUNITY COLLEGE
203,760 BRAZORIA COUNTY MUD #34
160,008 ROAD & BRIDGE FUND
188,760 ALVIN INDEPENDENT SCHOOL

Do NOT Pay From This Notice Total Estimated Tax:

The difference between the 2010 appraised value and the proposed 2015 appraised value is 648.87%. This percentage information is required by Tax Code section 25.19(b-1). The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year.

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.

*Your residence homestead is protected from future appraisal value increase in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

** If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings, for example) your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse age 55 or older, you may retain the school, county, city, or junior college tax ceiling.

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

If you have any questions or need more information, please contact the appraisal district office at 979-849-7792 or at the address shown above.

Sincerely,

Cheryl Evans
Chief Appraiser
Brazoria County Appraisal District


To appeal, you must file a WRITTEN protest with the ARB before the deadline date:

Deadline for filing a protest: June 1, 2015
Location of Hearings: 500 N CHENANGO ANGLETON TX 77515
ARB will begin hearings: April 28, 2015

Enclosures

THIS IS NOT A BILL

PROPERTY TAX - NOTICE OF PROTEST - 2015

Appraisal District Name BRAZORIA COUNTY APPRAISAL DISTRICT		Local: (979) 849-7792 Houston: (281) 756-1388 Brazosport: (979) 388-1388		
Address 500 N CHENANGO, ANGLETON, TX 77515		www.brazoriacad.org		
<p>INSTRUCTIONS: If you want the appraisal review board to hear and decide your case, you must file a written protest with the appraisal review board (ARB) for the appraisal district that took the action you want to protest. If you are leasing the property, you are subject to the limitations set forth in Texas Tax Code, section 41.413.</p> <p>FILING DEADLINES: The usual deadline for filing your protest (<i>having it postmarked if you mail it</i>) is midnight, May 31.</p> <p><i>A different deadline will apply to you if:</i></p> <ul style="list-style-type: none"> ■ your notice of appraised value was postmarked after May 2; ■ your protest concerns a change in the use of agricultural, open-space or timber land; ■ the ARB made a change to the appraisal records that adversely affects you and you received notice of the change; ■ the appraisal district or the ARB was required by law to send you notice about a property and did not; or ■ in certain limited circumstances, you had good cause for missing the May 31 protest deadline. <p>Your specific protest filing deadline is printed on the appraisal notice.</p> <p>POSTPONEMENT: You are entitled to one postponement of the hearing on your protest without showing cause if you have not designated an agent to represent you at the hearing and you request the postponement with the appraisal review board before the date of the hearing. You are also entitled to postpone your hearing if you or your agent show good cause for the postponement. "Good cause" is defined in Texas Tax Code, section 41.45(e-2) as a "reason that includes an error or mistake that: (1) was not intentional or the result of conscious indifference; and (2) will not cause undue delay or other injury to the person authorized to extend the deadline or grant a rescheduling."</p> <p>ASSISTANCE: The Comptroller (including the Property Tax Assistance Division) may not advise a property owner, a property owner's agent, an appraisal district, or an appraisal review board on a matter that the comptroller knows is the subject of a protest to the appraisal review board.</p>				
Step 1: Owner's or lessee's name & address	Owner's or lessee's name _____		Email Address: _____	
	Owner's or lessee's present mailing address (number & street, city, town or post office, state, zip code) _____			
	Daytime Phone (area code & number) _____	Evening Phone (area code & number) _____	Mobile Phone (area code & number) _____	
Step 2: Describe property under protest	Give street address and city if different from above, or legal description if no street address _____			
	Appraisal district account number _____ Property ID: 617183 Geo ID: 7708-9101-015			
	Mobile homes: (give make, model and identification number) _____			
<p>Failure to check a box may result in your inability to protest an issue. If you check "value is over market value," you are indicating that the appraised value is excessive and your property would not sell for the amount determined by the appraisal district. If you check "value is unequal as compared to other properties," you are indicating that your property is not appraised at the same level as a representative sample of comparable properties, appropriately adjusted for condition, size, location, and other factors. Your property may be appraised at its market value, but be unequally appraised. An appraisal review board may adjust your value to equalize it with other comparable properties. Please check all boxes that apply in order to preserve your rights so that the ARB may consider your protest according to law.</p>				
Step 3: Check reason(s) for your protest	<input type="checkbox"/>	Value is over market value	<input type="checkbox"/>	Exemption was denied, modified or cancelled
	<input type="checkbox"/>	Value is unequal compared with other properties	<input type="checkbox"/>	Change in use of land appraised as ag-use, open-space or timber land
	<input type="checkbox"/>	Property should not be taxed in _____ (name of taxing unit)	<input type="checkbox"/>	Ag-use, open-space or other special appraisal was denied, modified or cancelled
	<input type="checkbox"/>	Failure to send required notice _____ (type)	<input type="checkbox"/>	Owner's name is incorrect
	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Property description is incorrect
	<input type="checkbox"/>		<input type="checkbox"/>	Property should not be taxed in this appraisal district or in one or more taxing units.
				
Step 4: Give facts that may help resolve your case (continue on additional page if needed)	_____ _____ What do you think your property's value is? (Optional) \$ _____			
Step 5: Check to receive ARB hearing procedures	I want the ARB to send me a copy of its hearing procedures.* <input type="checkbox"/> YES <input type="checkbox"/> NO *If your protest goes to a hearing, you will automatically receive a copy of the ARB's hearing procedures.			
Step 6: Sign the protest	Signature sign here --> _____		Date _____	



BRAZORIA COUNTY APPRAISAL DISTRICT

Electronic (eFile) Protest Information

Some properties appraised by the Brazoria County Appraisal District (BCAD) are eligible for electronic filing of a protest for excessive appraisal and/or unequal appraisal on residential property.



- If you choose to file your protest online, the following conditions must be met:
You received an Appraisal Notice with your PIN printed in the front top right section of the form. Your PIN will be used as your signature, so do not share this with anyone else. Your PIN is case sensitive; enter it exactly as it appears.
- The reason for the protest must be:
 - Value is Over Market Value; and/or
 - Value is Unequal compared with other properties

Important eFile Information:

- Properties represented by an authorized Tax Agent are **not** eligible to protest electronically.
- Should you reject the settlement offer you will automatically be scheduled for an informal meeting. You will receive your written Notice of Protest Meeting Letter via USPS mail with your scheduled date and time.
- If you choose to eFile your protest, please **DO NOT** mail or deliver a paper copy.

eFile allows you to:

- File your protest electronically.
- Upload evidence.
- View comparable sales or other evidence electronically that the Chief Appraiser plans to present at the informal meeting.
- Receive a settlement offer to correct the appraisal district records by changing the value, or receive a notice from the appraisal district that no settlement offer will be made.
- Accept or reject a settlement offer made by the appraisal district.

Computer/Browser Requirements:

- A valid email address that BCAD will use to communicate with you regarding your protest. (Your email address will be kept confidential and will not be made available to any third parties.)
- OS: Windows 7: Internet Explorer 11.0.16 or Google Chrome 40.0.2214.111 or Safari 5.1.7 or Fire Fox 35.0.1
- OS: Windows 8: Internet Explorer 11.0.16 or Google Chrome 40.0.2214.111
- Adobe Reader 8.0 or higher.

For questions regarding electronic protest please contact our office at (979) 849-7792.

If you wish to proceed & eFile your protest, please see the back of this sheet for further information.

eFile Protest Instructions

Once the previously stated conditions & requirements are met, follow these steps to file your protest:

1. Visit the Brazoria CAD electronic protest website at: **efile.brazoriacad.org**
2. Click the "Register" button in the New User section.
3. Enter your Owner ID and PIN (found on the top right of our Appraisal Notice).
4. Complete the Website User Information section and follow the steps to complete your registration.
5. You will receive an email with a link to confirm your email address and register your account.
6. Once registered you may return to the site mentioned above and login to your online account.
7. After you have logged in you will see your Protest Summary. Click the "E-File Protest" button on the left. This will give you a list of eligible properties along with their eFile status.
8. Click the "E-File" button next to the property you wish to protest and follow the steps to submit your protest. After clicking "Create", your protest will be sent to BCAD for processing.
9. You will receive an email that your protest has been submitted.

For more instructions, see the help section found on the eFile website (efile.brazoriacad.org). This can be accessed from any screen by clicking the "Help" button at the top right corner of page.

Once BCAD has reviewed your protest you will receive emails from BCAD when evidence (found under the Evidence and Letters tab) is ready for review and if/or when a settlement offer has been made. If a settlement offer has been made, you can then return to the website to review it and either accept or reject the offer made.

If you **accept** the settlement offer:

- Your value will be changed to the offer made for the property; and
- You will receive an email confirmation that you have accepted the offer; and
- Your protest will be closed as an "Agreed Settlement".

If you **reject** the settlement offer:

- You must attend your scheduled Informal Protest Meeting at the date and time provided in the Notice of Protest Meeting letter that you receive via USPS mail.

If **no settlement offer** is made:

- The Notice of Protest Meeting letter that you receive via USPS mail will provide an informal meeting date and time.



Property Taxpayer Remedies

Property Tax Assistance • February 1, 2015

You are entitled to an explanation of the remedies available to you when you are not satisfied with the appraised value of your property. The Texas Comptroller of Public Accounts is required to publish an explanation of the remedies available to taxpayers and procedures to be followed in seeking remedial action. The Comptroller also must include advice on preparing and presenting a protest.

The Tax Code further directs that copies of this document be made readily available to taxpayers at no cost. The chief appraiser of an appraisal district may provide a copy with the *Notice of Appraised Value* mailed to property owners to explain the time and procedures used in protesting the value of their property. The chief appraiser must provide another copy to property owners initiating protests.

The first step in exercising your rights under the Tax Code is to protest your property's appraised value. The following remedies only address appraised values and related matters. Government spending and taxation are not the subjects of this publication and must be addressed by local taxing units.

How to Protest Property Value

If the appraisal district appraises your property at a higher amount than in the previous year, state law requires the appraisal district send a notice by May 1, or by April 1 if your property is a residential homestead, or as soon as practical thereafter. The notice must separate the appraised value of real and personal property and show an estimate of how much tax you would have to pay based on the same tax rate your city, county, school district and any special purpose district set the previous year.

The notice will also include the date and place the appraisal review board (ARB) will begin hearing protests and may tell you whether your appraisal district has an informal meeting process to resolve your concerns. If you are dissatisfied with your appraised value or if errors exist in the appraisal records regarding your property, you should file a *Notice of Protest* with the ARB.

If an appraisal district has an Internet website, it must permit electronic filing of a protest for excessive appraisal or unequal appraisal of property for which a residence homestead exemption has been granted, with certain exceptions. Counties with populations of 500,000 or more are required to do so and thus must have a website. Contact your local appraisal district for more details on filing a protest electronically.

What Can be Protested

The *Notice of Protest* may be filed using the model form on the Comptroller's website: comptroller.texas.gov/taxinfo/taxforms/50-132.pdf. The notice need not be on this form. Your notice of protest is sufficient if it identifies (1) the protesting person claiming an ownership interest in the property, (2) the property that is the subject of the protest and (3) dissatisfaction with a determination of the appraisal district.

You may request the ARB to schedule hearings on protests concerning up to 20 designated properties on the same day by using a special notice on the Comptroller's website: comptroller.texas.gov/taxinfo/taxforms/50-131.pdf.

You may protest the value on your property in the following situations:

- the value the appraisal district placed on your property is too high;
- your property is unequally appraised;
- the appraisal district denied a special appraisal, such as open-space land, or incorrectly denied your exemption application;
- the appraisal district failed to provide you with required notices; or
- other matters prescribed by Tax Code Section 41.41(a).

How to Complete the Protest Form

If using the protest form, these tips will help ensure that you can present your evidence and preserve your appeal rights.

- You should pay particular attention to the reason for protest section of the form.
- What you check as the reason for the protest influences the type of evidence you may present at your hearing.
- Your appeal options after the hearing are influenced by what you protest.

In the case of a typical residential property, checking both over market value and unequal appraisal will allow you to present the widest types of evidence and preserve your full appeal rights.

How to Resolve Concerns Informally

Many appraisal districts will informally review your concerns with you and try to resolve your objections. It is very important, however, that you preserve your right to protest to the ARB by filing your *Notice of Protest* before the deadline, even if you expect to resolve your concerns at the informal meeting with the appraisal district.

Find out the process your appraisal district follows. Try to discuss your protest issue with the appraisal office in advance. Ask one of the appraisal district's appraisers to explain how the district arrived at the value of your property. Be sure the property description is correct and that the measurements for your home or business and lot are accurate. Many appraisal districts have this information online.

What is an ARB?

The ARB is an independent, impartial group of citizens authorized to resolve disputes between taxpayers and the appraisal district. It is not controlled by the appraisal district. In counties with 120,000 or more population, the local administrative district judge appoints appraisal review board members. Otherwise, the appraisal district's board of directors appoints them.

The ARB must follow certain procedures that may be unfamiliar to you. It must base its decisions on facts it hears from you and the appraisal district to decide whether the appraisal district has acted properly in determining the value of your property.

ARB members cannot discuss your case with anyone outside of the hearing. Protest hearings, however, are open to the public and anyone can sit in and listen to the case. A closed hearing is allowed on the joint motion of the property owner and chief appraiser if either intends to disclose proprietary or confidential information at the hearing.

When are Protests Filed?

You should file your *Notice of Protest* with the ARB no later than 30 days after the appraisal district mailed the *Notice of Appraised Value*. You may request an evening or weekend hearing. The ARB will notify you at least 15 days in advance of the date, time and place of your hearing. Under certain circumstances, you may be entitled to a postponement of the hearing to a later date. The ARB begins hearings around May 15 and generally completes them by July 20. Start and end dates can vary from appraisal district to appraisal district.

At least 14 days before your protest hearing, the appraisal district will mail a copy of this pamphlet; a copy of the ARB procedures; and a statement that you may inspect and obtain a copy of the data, schedules, formulas and any other information the chief appraiser plans to introduce at your hearing. This information is not required to be delivered 14 days before a hearing; it only must be available for inspection and copying.

You can appear at the ARB hearing in person, by affidavit or through an agent.