



FORT BEND CENTRAL APPRAISAL DISTRICT

Contact Information:
2801 BF Terry Blvd.
Rosenberg, TX 77471-5600
(T)281-344-8623
www.fbcad.org

**NOTICE OF APPRAISED VALUE
FOR PROPERTY TAX PURPOSES**
This is NOT a tax bill. Do NOT pay from this notice.

Tax Year: **2019**
Date: 04/16/2019



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ZOCH PAUL ALLEN & DENISE
2302 BLASE RD
ROSENBERG TX 77471-8572

Quick Ref ID:

R130537

(refer to this number when inquiring about your property)

Property ID:

3490-00-000-0670-901

Property Description:

GOLDEN ACRES, LOT 67, ACRES 1.011

Property Location:

2302 Blase RD Rosenberg TX 77471

OnLine Proest ID:

20B015FF19

Dear Property Owner:

This is your official notice of the 2019 property tax appraisal for the account listed above. Fort Bend Central Appraisal District (FBCAD) appraises all of the property in Fort Bend County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1, in a competitive and open market. You can find additional information about the reappraisal, along with the details of your property, on our website at www.fbcad.org.

As of January 1, 2019, we appraised your property as shown below:

2019 Market Value: \$298,640

2019 Appraised Value: \$298,640

On the back of this page you will find a table detailing the information about your appraisal, the jurisdictions that can tax your property, and information regarding any exemptions that have been applied to your property.

If you believe that the market value above is not accurate or if you find any errors in regards to your property, we encourage you to file a protest with the Fort Bend Appraisal Review Board (ARB). I have enclosed more information about the protest process with this letter. You may file a protest until 05/16/2019, or 30 days after the mailing of this letter, whichever is later.

Sincerely,

Glen T. Whitehead
Chief Appraiser
Fort Bend Central Appraisal District



Official Government Document
Produced by Fort Bend Central Appraisal District

Below is the breakdown of your property's market value as of January 1 2019. We also show an estimation of the taxes due if the taxing units do not change their tax rates or exemption amounts. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of your property.

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.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER R130537		
Land Market Value	Buildings and Other Improvements	Total Market Value
53,370	245,270	298,640
APPRAISED VALUE (with Homestead limit)		
Last Year's Appraised Value		This Year's Appraised Value
265,760		298,640

AGRICULTURAL, OR TIMBER OF LAND (IF APPLICABLE):	
Market Value	AG Value
0	0

JURISDICTION INFORMATION							
Taxing Jurisdiction	Last Year's Exemption Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions	Last Year's Tax Rate	This Year's Estimated Taxes
Ft Bend Drainage	53,152	212,608	HS	58,468	233,872	0.019000	44.44
Ft Bend Co Gen	53,152	212,608	HS	58,468	233,872	0.445000	1,040.73
Ft Bend Co ESD 8	0	265,760		0	292,340	0.100000	292.34
Lamar CISD	25,000	240,760	HS	25,000	267,340	1.390000	3,716.03
TOTAL ESTIMATED TAX							5,093.54

Exemption Codes:

- HS= Residential Homestead
- OA= Over 65
- OAS= Over 65 Surviving Spouse
- DP= Disabled Person
- DV= Disabled Veteran
- AG= Agriculture Use
- AB= Abatement
- FP= Freeport
- HT= Historical
- TIM= Timber
- AUTO=Leased Vehicles
- SOL= Solar

The percentage difference between the 2014 appraised value of your property and the proposed 2019 appraised value is 24%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance

EXEMPTION INFORMATION					
Taxing Jurisdiction	2018 Exemption	2018 Exemption Amount	2019 Exemption	2019 Exemption Amount	Difference
Ft Bend Drainage	HS	53,152	HS	58,468	-5,316
Ft Bend Co Gen	HS	53,152	HS	58,468	-5,316
Ft Bend Co ESD 8		0		0	0
Lamar CISD	HS	25,000	HS	25,000	0

If you applied for and have been granted general residential homestead (HS), over-65 (OA), or disabled (DP) exemption(s), they should appear in the appropriate columns. If they do not, contact us immediately.

FBCAD will only appraise the portion of the property that is in Fort Bend County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The Appraisal Review Board (ARB) will begin hearing 2019 protests on May 21, 2019 at 2801 BF Terry Blvd, Rosenberg, TX 77471.

Please call our office at 281-344-8623 if you have concerns or need additional information. All calls are taken in the order received. You are always welcome to visit in person. FBCAD's office hours are Monday through Friday from 8:00AM to 4:30PM. You'll find an enormous amount of information about your property, the protest process; as well as videos about both the appraisal and protest process on our website at www.fbcad.org.

Directions to the Appraisal District Office

From I-10 and Grand Parkway (Hwy 99) go south 18 miles, turn right onto US 59 South (Southwest Freeway) feeder, bear left onto the US 59 South entry ramp go 5.2 miles, take the exit to FM 2218 go 0.1 miles, continue on US 59 feeder go 0.3 miles, bear right onto FM 2218 (this is B.F. Terry Blvd) go 0.5 miles. Turn right onto Airport Ave. The District Office and ARB buildings are on the left before the road dead ends.

From US 59 (Southwest Freeway) head southwest towards Victoria, take the exit to FM 2218 go 0.1 miles, continue on frontage road go 0.3 miles, bear right at FM 2218 (this is B. F. Terry Blvd) go 0.5 miles. Turn right onto Airport Ave. The District Office and ARB buildings are on the left before the road dead ends.

From Beasley head northeast on US 59 towards Rosenberg, take the FM 2218 exit, continue on US 59 frontage road go 0.9 miles, turn left at FM 2218 (this is B.F. Terry Blvd) go 0.6 miles. Turn right onto Airport Ave. The District Office and ARB buildings are on the left side before the road dead ends.

