

MONTGOMERY CENTRAL APPRAISAL DISTRICT
 109 GLADSTELL
 CONROE, TEXAS 77301
 (936) 756-3354 / Metro (936) 441-2186
ADDRESS SERVICE REQUESTED

This is NOT a Tax Bill
CORRECTED NOTICE OF APPRAISED VALUE

Date: **May 01, 2019** **D2**

G9YP0G00200619
STALLINGS, ROBERT J & FAYE L
11459 QUEENSBORO CT
MONTGOMERY TX 77316-9647

Account # **R272082 3571-00-15800**
 (Refer to this # when inquiring about your property)
 Street Address: 11459 QUEENSBORO CT MONTGOMERY TX
 77316
 DBA:
 Property Description:

S357100 - Crown Oaks 01, BLOCK 4, Lot 43, 44

Dear Property Owner:

We have appraised the property listed above for the 2019 tax year. Based on the appraisal date of January 1 of this year, the appraisal is as follow



Appraisal Information	Last Year's Value	Proposed This Year
Land's Market Value	87,840	223,850
Agricultural or Timber Market Value	0	0
Agricultural or Timber Productivity Value	0	0
Improvements (Building) Appraised Value	371,230	390,550
Personal Property Appraised Value	0	0
Mineral Interest Appraised Value	0	0
Total Market Value of this Property	459,070	614,400
Total Appraised Value (with Homestead Limit)	459,070	614,400
Exemptions	HS	HS

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EXPLANATION OF APPRAISAL INFORMATION

Agricultural or Timber Market Value:

The market value of agricultural land approved for productivity value.

Agricultural or Timber Productivity Value:

The value of the agricultural land based on the agricultural productivity value. This value is used in the calculation of the total taxable value.

Improvements (Buildings) Appraised Value:

The appraised value of any structures included on your land. For example: your home, barn, office building, pool, etc.

Personal Property Appraised Value:

Value of property such as machinery, office equipment, furniture and fixtures or inventory used to conduct your business.

Mineral Interest Appraised Value:

Value of interest in a mineral that may be removed by surface mining, or real property interest in oil or gas.

Taxing Units:

The entities that are authorized to impose taxes on your property.

Exemptions:

A whole or partial exemption from taxation of all, or a portion of the property's value. If you have applied for, and been granted tax exemptions, the amounts would appear here.

Appraised Value with Homestead Limit:

The appraised value of a residence homestead is limited to an increase of no more than 10% per year since it was last appraised unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first year the property owner qualified for any homestead exemption. THIS LIMITATION ONLY APPLIES TO PROPERTIES RECEIVING A HOMESTEAD EXEMPTION.

Proposed Taxable:

The proposed taxable amount is calculated by deducting the amount of the current year exemptions from the proposed appraised value.

Proposed Tax Estimate:

Estimate of taxes based on proposed notice values less exemptions. Actual bills are usually mailed in October.

FREQUENTLY ASKED QUESTIONS

Q. What is Valuation Date? Section 23.01 of the Texas Property Tax Code states that "all taxable property is appraised at its market value as of Jan 1".

Q. What is Market Value? Section 1.04 of the Texas Property Tax Code defines market value as follows: "the price in which a property would transfer for cash or its equivalent under prevailing market conditions if: (A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser; (B) both the seller and the purchaser know of all uses and purposes to which the property is adapted and for which it is capable of being used and the enforceable restrictions on its use; and (C) both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other".

Q. Why are the preceding year's tax rates used on my notice of appraised value? When your notice is sent out, the new tax rates are not known; last years rates are used.

Q. Who determines the tax rate? The governing body of each unit, school board, county commissioners, and so on, decides whether property taxes increase. The appraisal district only determines your property's value.

Q. Who is the Appraisal Review Board? The ARB is an independent panel of citizens responsible for hearing property protests.

Q. How do I find additional property tax information? Visit www.comptroller.texas.gov/taxes/property-tax

Sincerely,
 Montgomery Central Appraisal District
www.mcad-tx.org

Enclosures

Protest Deadline **May 31, 2019**
 ARB Hearings Begin **May 15, 2019**

Location of ARB Hearings:
109 Gladstell
Conroe, TX 77301