

**This is NOT a Tax Statement**

# 2019 Notice of Appraised Value

Do Not Pay From This Notice

**GALVESTON CENTRAL APPRAISAL DISTRICT  
9850 EMMETT F. LOWRY EXPWY STE. A101  
TEXAS CITY, TX 77591**

Phone: 409-935-1980 Fax: 409-935-4319

Account#: 311389  
Ownership %: 100.00  
Geo ID: 5870-0010-0010-000  
Legal: ABST 121 PAGE 44 LOT 10 BLK 10 PIRATES COVE SEC 6  
Legal Acres: 0.216  
Situa: 3522 FOREMAST GALVESTON, TX 77554  
Owner ID: 536165

EFile PIN: tb3dFyFpmyxF

DATE OF NOTICE: April 12, 2019

26527 1 AV 0.383\*\*\*\*\*AUTO\*\*5-DIGIT 77552 SDGS 2 FT 81 V

|||||

Property ID: 311389 - 5870-0010-0010-000

COMEAU ODETTE Y  
3522 FOREMAST DR  
GALVESTON TX 77554-6292

Dear Property Owner,

We have appraised the property listed above for the tax year 2019. As of January 1, our appraisal is outlined below.

Appraisal Information		Last Year - 2018	Proposed - 2019
Improvements (Structures / Buildings, etc.)	Market Value	404,400	429,680
Market Value of Non Ag/Timber Land		66,330	66,330
Market Value of Ag/Timber Land		0	0
Market Value of Personal Property/Minerals		0	0
Total Market Value		470,730	496,010
Productivity Value of Ag/Timber Land		0	0
Appraised Value		449,655	494,621
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)		449,655	494,621
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)	HS		HS
2018 Exemption Amount	2019 Exemption Amount	2019 Taxable Value	2019 Estimated Taxes
89,931	88,924	395,697	2,086.53
88,931	88,924	395,697	683.22
92,931	101,924	392,697	8.12
114,931	123,924	370,697	4,281.55
89,931	98,924	395,697	2,218.86

**DO NOT PAY FROM THIS NOTICE TOTAL ESTIMATED TAX: \$9,299.28**

The difference between the 2014 appraised value and the 2019 appraised value is 61.05%. This percentage information is required by Tax Code section 25.19(b-1).

**The governing body of each unit decides whether or not property taxes 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."**

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and 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 and maintenance). This situation may also apply to the county, junior college district, and some cities.

Included are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest.

Deadline for filing a protest: **May 15, 2019**  
Location of Hearings: **9850 EMMETT F LOWRY EXPRESSWAY A101**  
ARB will begin hearings: **May 15, 2019**

**THIS IS NOT A BILL**

To file a protest, complete the "Notice of Protest" form included with this notice by following the instructions included in the form. Mail or deliver the form to the appraisal review board at the following address no later than the deadline stated above:

Galveston Appraisal Review Board  
9850 Emmett F. Lowry Expwy #A101  
Texas City, TX 77591

If you have any questions or need more information, please contact the appraisal district office at (409) 935-1980 or at the address shown above.

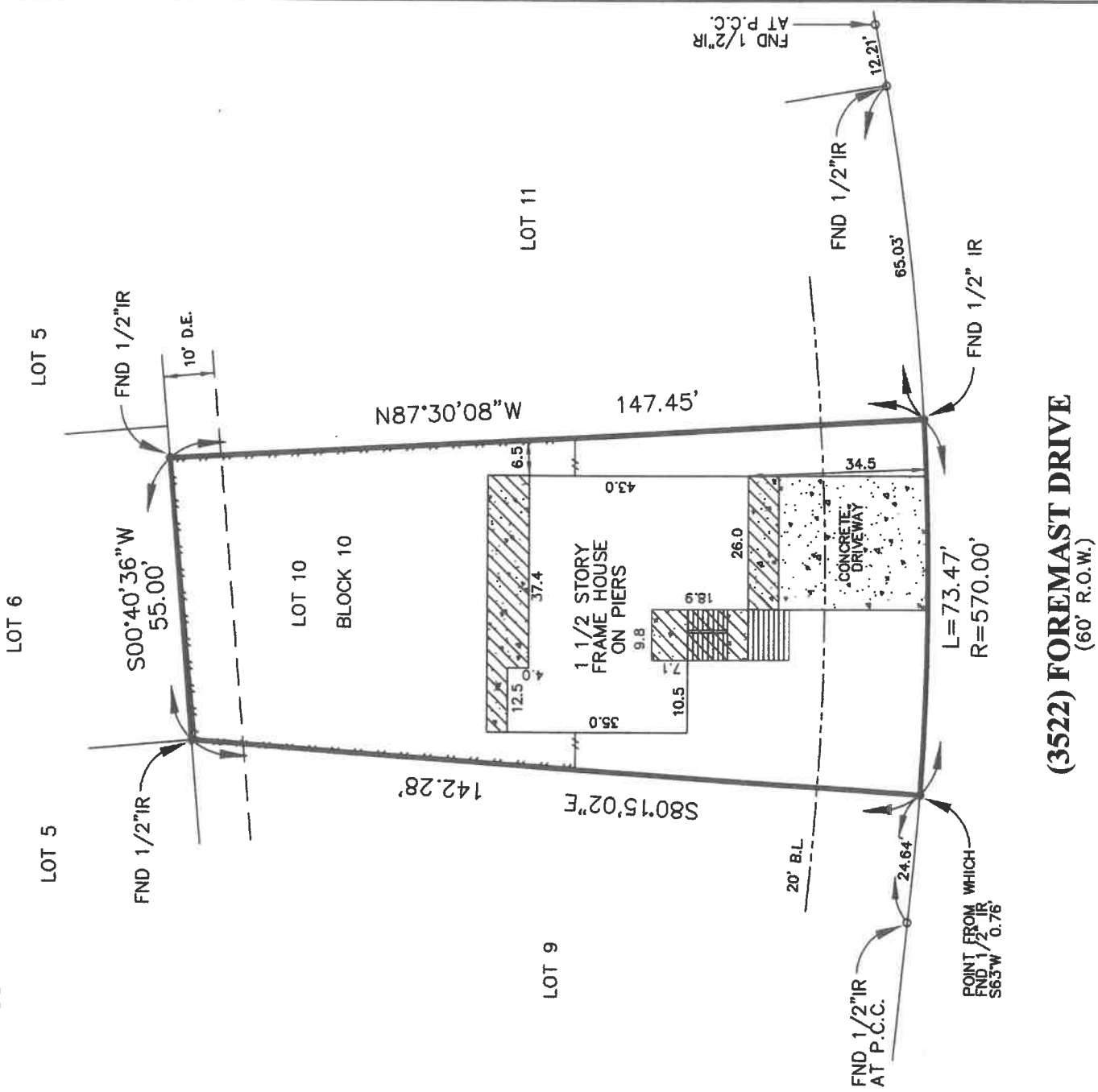
Thank you,

GALVESTON CENTRAL APPRAISAL DISTRICT

Enclosures



SCALE  
1" = 30'



Note: Restrictive covenants as recorded in V-18, P-574 OCCGC and CCF# 9226208, 9226209, 9230659, 9323348 and 9330979 OPRRPGC.  
 Note: All bearings based on map or plat of Pirates Cove, Section 6 under V-18, P-574 OCCGC.  
 Note: Agreement with HL&P Co. under CCF# 9319672 OPRRPGC.

BUYER: ODETTE COMEAU

3522 FOREMAST DRIVE

DESCRIBED PROPERTY:

Lot Ten (10), in Block Ten (10), of PIRATES COVE, Section Six (6), Second Amending Plat, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 574, in the Office of the County Clerk of Galveston County, Texas.



I, Steven H. Stafford, Registered Professional Land Surveyor State of Texas do hereby certify that the

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

O.M.B. No. 3067-0077 Expires July 31, 2002

Important: Read the instructions on pages 1-7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME: KAL ADKINS; BUILDING STREET ADDRESS: 3532 FOREMAN; CITY: GALEVESTON; STATE: TX; ZIP CODE: 77554

PROPERTY DESCRIPTION: LOT 10 BLOCK 10 SE LINDA LAFITE'S CURVE; BUILDING USE: RESIDENTIAL

HORIZONTAL DATUM: NAD 1927; SOURCE: USGS Contour Map

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

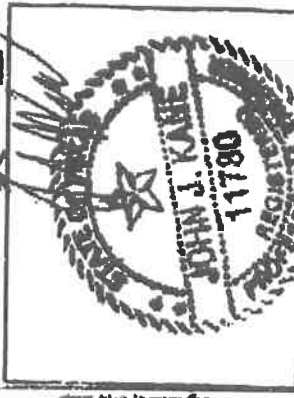
B1. FIRM COMMUNITY NAME & COMMUNITY NUMBER: City of GALEVESTON 485469; B2. COUNTY NAME: GALVESTON; B3. MAP AND PANEL NUMBER: 0044; B4. FIRM INDEX DATE: 05-26-70; B5. SUFFIX: D; B6. FIRM PANEL EFFECTIVE/REVISED DATE: 08-15-83; B7. FIRM PANEL EFFECTIVE/REVISED DATE: 08-15-83; B8. FLOOD ZONE(S): A-17; B9. BASE FLOOD ELEVATION(S): 14'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B8. B11. Indicate the elevation datum used for the BFE in B8. B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)?

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Building elevations are based on: Construction Drawings; Building Under Construction; Building Diagram Number 5; Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, A-3A, AR/AE, AR/A1-A30, AR/AH, AR/AO; Datum: Conversion/Comments

Table with 2 columns: Elevation reference mark used, Does the elevation reference mark used appear on the FIRM? (Yes/No). Rows include Top of bottom floor, Top of next higher floor, Bottom of lowest horizontal structural member, Attached garage, Lowest elevation of machinery and/or equipment servicing the building, Lowest adjacent grade (LAG), Highest adjacent grade (HAG), No. of permanent openings, Total area of all permanent openings.



SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

ENGINEER'S NAME: JOHN J. KANE PE; TITLE: PROFESSIONAL ENGINEER; COMPANY NAME: JOHN J. KANE PE; ADDRESS: 4813 DENVER; SIGNATURE: John J. Kane PE; DATE: 3-25-03; TELEPHONE: 704 5949



# Galveston County Tax Office

Friday, August 7, 2020



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## Property Tax Statement

Unless otherwise noted, all data refers to tax information for 2019. All amounts due include penalty, interest, and attorney fees when applicable.

Online bill payments from your financial institution will generate a paper check not an electronic payment to Galveston County Tax Office. Some banks may take 3-5 days to process check payments. We suggest that you schedule payment in advance of the due date to ensure postmark.

Account Number: 311389

Pending Internet Payments:  
No Payment Pending

Long Account Number: 587000100010000

Address:  
COMEAU ODETTE Y  
3522 FOREMAST  
GALVESTON, TX 77554

[Pay by Credit Card or E-Check](#)

Market Value: \$496,010

Property Site Address:  
3522 FOREMAST  
77554

Land Value: \$66,330

Improvement Value: \$429,680

Legal Description:  
ABST 121 PAGE 44 LOT 10 BLK 10 PIRATES  
COVE SEC 6

Capped Value: \$494,621

Agricultural Value: \$0

Current Tax Levy: \$9,036.03

Exemptions: HOM

Current Amount Due: \$0.00

[Exemption and Tax Rate Information](#)

Prior Year Amount Due: \$0.00

[Taxes Due Detail by Year and Jurisdiction](#)

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes: \$9,036.03

[Payment Information & Receipts](#)

Last Payer for Current Year Taxes:  
SUNTRUST MORTGAGE, INC.

[Print a Current Tax Statement](#)

Last Payment Date for Current Year Taxes: 12/27/2019

[Print a Delinquent Tax Statement](#)

Active Lawsuits: None

[Register to Receive Electronic Tax Statements](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

# Certificate of Compliance WPI-8

**Location of Property to be Insured**

**Street:** 3522 FOREMAST DRIVE  
**Block:**  
**City:** GALVESTON  
**Lot:**  
**Tract or Addition:**  
**County:** GALVESTON

**Inside City Limits**

Seaward - International Residential Code, 2006 Edition (Amended with 2006 Texas Revisions)

**Date of Construction:** 02-13-2020  
**Application ID:** 2183323  
**Occupancy Type:** Residential  
**Certificate Number:** 2183323  
**Building Type:** House

**Alterations** Replace Window(s) March 26, 2020 Appointed Qualified Inspector Number of Windows: 1, Location: 1 WINDOW  
CATED ON THE FIRST STORY AT THE RIGHT SIDE., Comments: NEW FRAMING REPLACED DUE TO ROT AT THE WINDOW SILL.

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the ongoing improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.

# Certificate of Compliance WPI-8

**Location of Property to be Insured****Street:** 3522 FOREMAST DRIVE**Lot:** 10**Block:** 10**Tract or Addition:****City:** GALVESTON**County:** GALVESTON**Inside City Limits****Seaward - SEAWARD - 2003 IRC Intl Residential Code****Date of Construction:** 04-17-2006**Application ID:** 416605**Certificate Number:** 355095**Occupancy Type:** Residential**Building Type:** House**Alterations** Shutters April 28, 2006 Appointed Qualified Inspector 5 ROLLUP DOOR SHUTTERS AND 6 ROLLUP WINDOW  
UTTERS

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.

# Certificate of Compliance WPI-8

**Location of Property to be Insured****Street:** 3522 FOREMAST DRIVE**Lot:** 10**Block:** 10**Tract or Addition:****City:** GALVESTON**County:** GALVESTON**Inside City Limits****Seaward - SEAWARD - ASCE 7-93****Date of Construction:** 08-23-2002**Application ID:** 282379**Certificate Number:** 247705**Occupancy Type:** Residential**Building Type:** House**New** New (Entire Building)

March 19, 2003

Appointed Qualified Inspector

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.