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Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS COUNTY APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

0772050020011

Tax Year: **2022**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **0772050020011**
when inquiring about your property.

PROPERTY DESCRIPTION: 03/31/2022
LT 11 BLK 2
PINE WOOD ESTATES



2022 0772050020011 03/31/2022 0000042916
TABIBI WASAE & FEROSAN
611 PINEHAVEN DR
HOUSTON TX 77024-3728

PROPERTY LOCATION:
611 PINEHAVEN DR
HOUSTON, TX 77024

Dear Property Owner:

This letter is your official notice of the 2022 property appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris 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 the open market. You can find additional information about the reappraisal on our website at www.hcad.org and selecting Appraisal and then Reappraisal from the menu. If you have a homestead exemption and your 2022 market value increased by more than 10%, your 2022 appraised value may be less than the market value.

As of January 1, 2022, we appraised your property as shown below:

2022 Market Value: \$2,516,599 **2022 Appraised Value:** \$2,471,700

If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. You can file until **May 16, 2022**, or 30 days after the date this letter was mailed, whichever is later.

I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/iFile, using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris County Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. 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.* Beginning August 7th, visit 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.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 0772050020011		
Land Market Value	Buildings and Other Improvements	Total Market Value
1,026,253	1,490,346	2,516,599
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
2,247,000	2,471,700	

JURISDICTIONS AND EXEMPTION INFORMATION					
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions		This Year's Exemptions Amount	This Year's Value After Exemptions
025 SPRING BRANCH ISD	474,400	1,772,600		519,340	1,952,360
040 HARRIS COUNTY	449,400	1,797,600		494,340	1,977,360
041 HARRIS CO FLOOD CNTRL	449,400	1,797,600		494,340	1,977,360
042 PORT OF HOUSTON AUTHY	449,400	1,797,600		494,340	1,977,360
043 HARRIS CO HOSP DIST	449,400	1,797,600		494,340	1,977,360
044 HARRIS CO EDUC DEPT	449,400	1,797,600		494,340	1,977,360
061 CITY OF HOUSTON	449,400	1,797,600		494,340	1,977,360

The percentage difference between the 2017 appraised value of your property and the proposed 2022 appraised value is 9%.

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

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 are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris 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 will begin hearing 2022 protests on May 9, 2022, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

Your property qualifies for the cap on appraised value increases provided by Sec. 23.23, Tax Code. The appraised value above was calculated in accordance with that law.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran
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