

**Contact Information**

2801 B.F. Terry Blvd.  
Rosenberg, TX 77471-5600  
(T) 281-344-8623  
[www.fbcad.org](http://www.fbcad.org)



**FORT BEND CENTRAL APPRAISAL DISTRICT**

**NOTICE OF APPRAISED VALUE  
FOR PROPERTY TAX PURPOSES**

This is NOT as tax bill. Do NOT pay from this notice.

**Tax Year: 2023**

**Date: April 3, 2023**

Shi, Robert  
7534 Rosepath LN  
Richmond TX, 77407-2086

**Quick Ref ID: R319546**  
**Refer to this number when inquiring about your property**

**Property ID:** 4790-11-001-0080-901  
**Owner Name:** Shi, Robert  
**Property Description:** Lakemont Sec 11, BLOCK 1, Lot 8

**Property Location:** 7534 Rosepath LN Richmond TX 77407

**Protest Deadline: May 15, 2023**

Dear Property Owner:

This letter is your official notice of the 2023 property tax appraisal for the account listed above. Fort Bend Central Appraisal District (FBCAD) appraises all 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 as of January 1, 2023. Market value is the price for which it would have sold in the open market. You can find additional information about the appraisal, along with the details of your property, on our website at [www.fbcad.org](http://www.fbcad.org).

Shown below is your appraised value for 2023:

**2023 Market Value: \$519,528**

**2023 Appraised Value: \$482,724**

If your property qualifies as a residence homestead and your 2023 market value increased by more than 10%, your 2023 appraised value may be less than the market value.

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

If you believe that the market value above is not accurate or if there are any errors relating to your property, we encourage you to file a protest with the Fort Bend Appraisal Review Board (ARB). To help you better navigate the protest process, we have included detailed information about protests and the ARB with this letter. You may file a protest until May 15, 2023, or 30 days after the mailing of this letter, whichever is later.

Sincerely,

Jordan Wise, RPA, CTA, CGA  
Chief Appraiser  
Fort Bend Central Appraisal District



Official Government Document  
Produced by Fort Bend Central Appraisal District

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

**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.**

APPRAISED VALUE	
Last Year's Appraised Value	This Year's Appraised Value
\$438,840	\$482,724

2023 MARKET VALUE FOR ACCOUNT NUMBER R319546					
Market Value of Land	(+) Market Value of Building/Improvement	(=) Total Market Value	(-) Homestead Cap	Total Productivity Value for AG	(=) Total Appraised Value
\$46,980	\$472,548	\$519,528	\$36,804	\$0	\$482,724

Additional Information about your property, including values, can be found by searching for your property at [www.fbcad.org](http://www.fbcad.org).

EXEMPTION INFORMATION	
PARTIAL EXEMPTIONS (code)	TOTAL EXEMPTIONS (code)
General Residence Homestead (HS)	100% disabled veteran or surviving spouse (DV)
Disabled veteran or surviving spouse/child (DV)	Surviving spouse or Armed Services Member killed in action (DVX)
Person age 65 or older or surviving spouse (OA/OAS)	Surviving spouse of a first responder killed or fatally injured in the line of duty (FR)
Disabled Person (DP)	
Temporary damage by disaster (DSSTR)	Additional exemption codes not listed here can be found on our website <a href="http://www.fbcad.org">www.fbcad.org</a>
Donated Residence Homestead of Partially Disabled Veteran (CDV)	

LIST OF TAXING UNITS AND EXEMPTIONS							
Taxing Unit	2022 Exemption	2022 Exemption Amount	2022 Taxable Value	Amount of Exemption Canceled or Reduced	2023 Exemption	2023 Exemption Amount	2023 Taxable Value*
Fort Bend Drainage	HS	\$87,768	\$351,072	(\$8,777)	HS	\$96,545	\$386,179
Fort Bend General	HS	\$87,768	\$351,072	(\$8,777)	HS	\$96,545	\$386,179
Fort Bend LID 12	HS	\$87,768	\$351,072	(\$8,777)	HS	\$96,545	\$386,179
Fort Bend MUD 122		\$0	\$438,840	\$0		\$0	\$482,724
Harris-Fort Bend ESD 100	HS	\$87,768	\$351,072	(\$8,777)	HS	\$96,545	\$386,179
Lamar CISD	HS	\$40,000	\$398,840	\$0	HS	\$40,000	\$442,724

\*\*The total appraised value less applicable exemptions will equal your taxable value.

The percentage difference between the 2018 appraised value of your property and the proposed 2023 appraised value is: **66.91%**

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or 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 or maintenance).

Beginning August 7th, visit [Texas.gov/PropertyTaxes](http://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 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.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest. The Appraisal Review Board (ARB) will begin hearing 2023 protests on May 16, 2023, at 2801 BF Terry Blvd, Rosenberg, TX 77471. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing.

In the interest of transparency and education, FBCAD has created a webpage summarizing the market trends affecting 2023 values. Please visit [www.fbcad.org/2023values](http://www.fbcad.org/2023values) to view our report.

Please call our office at 281-344-8623 if you have concerns or need additional information. FBCAD's office hours are Monday through Friday from 8:00AM to 4:30PM. For additional information about your property and the protest process please visit our website at [www.fbcad.org](http://www.fbcad.org).