

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

**Tax Year: 2024**

**Date: April 1, 2024**

Lozano Juan & Jacqueline Ramos



**Quick Ref ID**

**R472217**

Refer to this number when inquiring about your property

**Property ID:**

0649-00-020-0011-901

**Owner Name:**

Lozano Juan & Jacqueline Ramos

**Property Description:**

0649 LILLARD, ARNOLD, STERZIG, ACRES 3.84, Block 20 (Part), Part of a 5.556 Acre Tract

**Property Location:**

Randon School RD Rosenberg TX 77471

**Protest Deadline:**

**May 15, 2024**

Online protest instructions can be found at [www.fbcad.org/appeals](http://www.fbcad.org/appeals)

Dear Property Owner:

This letter is your official notice of the 2024 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, 2024. 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 2024:

**2024 Market Value: \$681,596**

**2024 Appraised Value: \$499**

\*If your property qualifies as a residence homestead and your 2024 market value increased by more than 10%, your 2024 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 values above are not accurate or if you are dissatisfied with any determination 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, 2024, or 30 days after the mailing of this letter, whichever is later.

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) or call us at 281-344-8623.

Sincerely,

Handwritten signature of Jordan T. Wise in black ink.

Jordan Wise, RPA, CTA, CCA  
Chief Appraiser  
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
\$538	\$499

This property does not qualify for the circuit breaker limitation on appraised value provided by Tax Code §23.231.

2024 MARKET VALUE FOR ACCOUNT NUMBER R472217						
Market Value of Land	(+) Market Value of Building/Improvement	(=) Total Market Value	(-) Homestead Cap	(-) Circuit Breaker Limitation	Total Productivity Value for AG	(=) Total Appraised Value
\$681,596	\$0	\$681,596	\$0		\$499	\$499

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

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
Donated Residence Homestead of Partially Disabled Veteran (CDV)	www.fbcad.org

LIST OF TAXING UNITS AND EXEMPTIONS							
Taxing Unit	2023 Exemption	2023 Exemption Amount	2023 Taxable Value	Amount of Exemption Canceled or Reduced	2024 Exemption	2024 Exemption Amount	2024 Taxable Value*
Fort Bend Drainage		\$0	\$538	\$0		\$0	\$499
City of Rosenberg		\$0	\$538	\$0		\$0	\$499
Fort Bend General		\$0	\$538	\$0		\$0	\$499
Lamar CISD		\$0	\$538	\$0		\$0	\$499

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

The percentage difference between the 2019 appraised value of your property and the proposed 2024 appraised value is: **8.48%**

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).

**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 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.**

You may request the same information from the assessor of each taxing unit for your property by requesting their contact information from your county's assessor at:

Fort Bend County Assessor-Collector, Carmen Turner  
 1317 Eugene Heimann Circle, Richmond, TX 77469  
 Telephone: 281-341-3710 Website: [www.fortbendcountytx.gov/taxoffice](http://www.fortbendcountytx.gov/taxoffice)

Property owners may register to receive email notifications that the property tax database has been updated by visiting [www.fbcad.org/truthintaxation](http://www.fbcad.org/truthintaxation)

**Electronic delivery of a communication to the appraisal office or the office of the chief appraiser, if electronic communication has been elected pursuant to Tax Code §1.085, will be considered properly delivered if submitted via email, or through the eFile system accessible at [www.fbcad.org](http://www.fbcad.org), or through the Agent Portal accessible at [www.fbcad.org](http://www.fbcad.org).**

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 2024 protests on May 16, 2024, 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.