



Calhoun County Appraisal District
 426 West Main Street
 PO Box 49
 Port Lavaca TX 77979
 www.calhouncad.org info@calhouncad.org
 Phone: (361) 552-8808 Fax: (361) 552-4787

2024 Notice of Appraised Value

THIS IS NOT A TAX STATEMENT
DO NOT PAY FROM THIS NOTICE

PROTEST DEADLINE: May 15, 2024

Property ID: 23131 - S0375-00010-0001-E0

MOBLEY MOLLY M
 3450 CR 318
 LOUISE, TX 77455 US

Property ID	23131
Ownership %	100.00
Geo ID	S0375-00010-0001-E0
DBA	
Legal	MARSHALL JOHNSON CARANCAHUA BEACH, BLOCK 1, LOT 34
Legal Acres	
Situs	126 MARSHALL JOHNSON AVE NU
Owner ID	110380

DATE OF NOTICE: April 15, 2024

Dear Property Owner,
 We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2023	Proposed - 2024		
Structure / Improvement Market Value			81,910	82,780		
Market Value of Non Ag/Timber Land			45,260	45,260		
Market Value of Ag/Timber Land			0	0		
Market Value of Personal Property/Minerals			0	0		
Total Market Value			127,170	128,040		
Productivity Value of Ag/Timber Land			0	0		
Appraised Value			127,170	128,040		
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0	0		
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Appraised Value	2024 Exemption Amount	2024 Taxable Value	
0	127,170	CALHOUN COUNTY	128,040	0	128,040	
0	127,170	CALHOUN PORT AUTHORITY	128,040	0	128,040	
0	127,170	CALHOUN COUNTY ISD	128,040	0	128,040	
0	127,170	CALHOUN COUNTY GROUNDWATER CONSERVAT	128,040	0	128,040	

The difference between the 2019 appraised value and the 2024 appraised value is 60.91%.

An (*) indicates a tax ceiling exists for the taxing unit.

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 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 paid 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).

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.

LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.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.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: Calhoun County Appraisal District (361)552-4560

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. 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.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 426 W. Main St., Port Lavaca, TX 77979

Deadline for filing a protest: May 15, 2024

Location of hearings: 426 W. Main St., Port Lavaca, TX 77979

ARB will begin hearings: May 13, 2024

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

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 counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
 Chief Appraiser