

**This is NOT a Tax Bill
NOTICE OF APPRAISED VALUE**

Date: 03/17/2023

MONTGOMERY CENTRAL APPRAISAL DISTRICT
109 GLADSTELL
CONROE, TEXAS 77301
(936) 756-3354 / Metro (936) 441-2186
ADDRESS SERVICE REQUESTED

Quick Ref#: R282414 7428-03-00700

SPEARS, MACK M & ELIAZAR
23993 MOSSY OAKS DR
NEW CANEY TX 77357-4747

Account # R282414 7428-03-00700
(Refer to this # when inquiring about your property)
Street Address: 23993 MOSSY OAKS DR NEW CANEY TX 77357
Property Description:
NORTHCREST RANCH 03, BLOCK 1, LOT 7
Online Inquiry/Protest ID: XXXXXXXXXX
ONLINE PROTEST AVAILABLE AT www.mcad-tx.org

Dear Property Owner:

We have appraised the property listed above for the 2023 tax year. Based on the appraisal date of January 1 of this year, the appraisal is as follows:

Appraised Information	Last Year's Value	Proposed This Year
Land Market Value	211,020	210,750
Agricultural or Timber Market Value	0	0
Agricultural or Timber Productivity Value	0	0
Improvement (Buildings) Appraised Value	497,560	551,830
Personal Property Appraised Value	0	0
Mineral Interest Appraised Value	0	0
Total Market Value of this Property	708,580	762,580
Total Appraised Value (with Homestead Limit) **	708,580	762,580
Exemptions		

EXPLANATION OF APPRAISAL INFORMATION

Agricultural or Timber Market Value:

The market value of agricultural land approved for productivity value.

Agricultural or Timber Productivity Value:

The value of the agricultural land based on the agricultural productivity value. This value is used in the calculation of the total taxable value.

Improvements (Buildings) Appraised Value:

The appraised value of any structures included on your land. For example: your home, barn, office building, pool, etc.

Personal Property Appraised Value:

Value of property such as machinery, office equipment, furniture and fixtures or inventory used to conduct your business.

Mineral Interest Appraised Value:

Value of interest in a mineral that may be removed by surface mining, or real property interest in oil or gas.

Taxing Units:

The entities that are authorized to impose taxes on your property.

Exemptions:

A whole or partial exemption from taxation of all, or a portion of the property's value. If you have applied for, and been granted tax exemptions, the amounts would appear here.

Appraised Value with Homestead Limit:

The appraised value of a residence homestead is limited to an increase of no more than 10% per year since it was last appraised unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first year the property owner qualified for any homestead exemption. THIS LIMITATION ONLY APPLIES TO PROPERTIES RECEIVING A HOMESTEAD EXEMPTION.

Proposed Taxable:

The proposed taxable amount is calculated by deducting the amount of the current year exemptions from the proposed appraised value.

FREQUENTLY ASKED QUESTIONS

Q. What is Valuation Date? Section 23.01 of the Texas Property Tax Code states that "all taxable property is appraised at its market value as of Jan 1st".

Q. What is Market Value? Section 1.04 of the Texas Property Tax Code defines market value as follows: "the price in which a property would transfer for cash or its equivalent under prevailing market conditions if: (A) exposed for sale in the open market with a reasonable time for the seller to find a purchaser; (B) both the seller and the purchaser know of all uses and purposes to which the property is adapted and for which it is capable of being used and the enforceable restrictions on its use; and (C) both the seller and the purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other".

Q. Who determines the tax rate? The governing body of each unit, school board, county commissioners, and so on, decides whether property taxes increase. The appraisal district only determines your property's value.

Q. Who is the Appraisal Review Board? The ARB is an independent panel of citizens responsible for hearing property protests.

Q. How do I find additional property tax information?

Visit www.comptroller.texas.gov/taxes/property-tax

Sincerely,
Janet Jennings-Doyle, Chief Appraiser
Montgomery Central Appraisal District
www.mcad-tx.org

Enclosures

Protest Deadline: 05/15/2023

ARB Hearings Begin: 04/17/2023

Location of ARB Hearings:

**109 Gladstell
Conroe, TX 77301**

ATTENTION TAXPAYER

This is your current Notice of Appraised Value. Please review the notice for accuracy. Pay special attention to the address, legal description, owner name, taxing entities, value and exemptions. If there are errors, contact the appraisal office. Please be aware that we mail thousands of notices, and our phone lines will be busy. Therefore, you may prefer to contact us in person or by mail.

Last Year's Taxable	Taxing Units	Proposed Assessed	Proposed Exemptions	Proposed Taxable (Less Exemptions)
708,580	Montgomery Cnty	762,580	0	762,580
708,580	Splendora ISD	762,580	0	762,580
708,580	Lone Star College	762,580	0	762,580
708,580	Emergency Ser Dist #	762,580	0	762,580
708,580	Mont Co Hospital	762,580	0	762,580

EXEMPTION CODE

HS = General Homestead OA = Over 65 DP = Disability Homestead DV = Disabled Veteran

The governing body of each unit - school board, county commissioners, etc. - decides whether property taxes increase. **The appraisal district only estimates your property's value.** The taxing units will set tax rates later this year. **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 your property taxes were subject to a freeze limitation in the past year for any taxing jurisdiction, the taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (by adding rooms or buildings), your tax ceiling may increase for improvements. If you are a surviving spouse age 55 or older, you may retain the tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value of your property or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to protest to the appraisal review board (ARB). To protest, you must file a WRITTEN protest with the ARB **on or before 05/15/2023**. If you wish to protest, there is a protest form enclosed. You may mail this form or bring it to the appraisal office at **109 Gladstell St. Conroe, TX 77301** before the above date. The ARB will begin hearings on **April 17, 2023**. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed also is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property's description, and the appraisal office action with which you disagree. 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. If you have any other questions or need more information, please contact the appraisal office at the phone numbers or address listed above.

The difference in the appraised value of the property for the current tax year as compared to the fifth tax year before the current tax year is 43.1671829531587% increase/decrease.

Taxing Units	2022 Exemptions	2022 Exempt Amt	2023 Exemptions	2023 Exempt Amt	Difference
Montgomery Cnty		0		0	0
Splendora ISD		0		0	0
Lone Star College		0		0	0
Emergency Ser Dist #		0		0	0
Mont Co Hospital		0		0	0

Brief explanation of certain exemptions

Veterans

Tax Code Section 11.22 provides partial exemptions for any property owned by disabled veterans and surviving spouses and children of deceased disabled veterans and TaxCode Section 11.132 provides a partial exemption for residence homesteads donated to disabled veterans by charitable organizations that also extends to surviving spouses who have not remarried.

The amount of exemption is determined according to percentage of service-connected disability.

Tax Code Section 11.131 entitles a disabled veteran who receives 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or of individual unemployability to a total property tax exemption on the veteran's residence homestead.

This exemption extends to a surviving spouse who was married to a disabled veteran who qualified or would have qualified for this exemption if it has been in effect at the time of the veteran's death provided:

- the surviving spouse has not remarried;
- the property was the residence homestead of the surviving spouse when the veteran died and;
- the property remains the residence homestead of the surviving spouse.

Over 65 or Disabled Persons

For persons age 65 or older or disabled, Tax Code Section 11.13(c) requires school districts to offer an additional \$10,000 residence homestead exemption and Tax Code Section 11.13(d) allows any taxing unit the option to decide locally to offer a separate residence homestead exemption. This local option exemption cannot be less than \$3,000.

To qualify for the age 65 or older local option exemption, the owner must be age 65 or older and live in the house. If the age 65 or older homeowner dies, the surviving spouse may continue to receive the local option exemption if the surviving spouse is age 55 or older at the time of death and lives in and owns the home and applies for the exemption.

A disabled person must meet the definition of disabled for the purpose of receiving disability insurance benefits under the Federal Old-Age, Survivors and Disability Insurance Act.

An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units.

Surviving spouse of a member of the U.S. armed services killed in action

Tax Code Section 11.133 entitles a surviving spouse of a member of the U.S. armed services killed in action to a total property tax exemption on his or her residence homestead if the surviving spouse has not remarried since the death of the armed services member.

Surviving Spouse of a First Responder Killed in the Line of Duty (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.

Beginning August 7th, 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.