



25.19 – 2020 Notice of Appraised Value

Williamson Central Appraisal District

625 FM 1460

Georgetown, TX 78626-8050

WCAD.org

(512) 930-3787

**NOTE: DO NOT PAY FROM THIS NOTICE!
¡AVISO: NO USÉ ESTA NOTIFICACIÓN PARA EL PAGO!**

Date: April 14, 2020

Owner Name: TRANSLODGING CORPORATION Situs: 210 COMMERCIAL DR TAYLOR TX 76574 Legal Description: AW0065 BAKER, WM. J. SUR., ACRES .856	Quick Ref ID: R316913	Online Passcode (2020): 2097988C20
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23692
 TRANSLODGING CORPORATION
 3609 N HILLS BLVD
 NORTH LITTLE ROCK AR 72116-8591


THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type

Recently applied exemptions may not be reflected, check search.wcad.org

PROTEST FILING DEADLINE: May 15, 2020

Dear Property Owner,

WCAD has appraised the property listed above for the tax year 2020. The appraisal as of January 1, 2020 is outlined below:

Appraisal Information		Last Year - 2019	Proposed - 2020
(+)	Structure / Improvement Market Value	829,521	789,505
(+)	Non Ag Land Market Value	63,761	61,990
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	893,282	851,495
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	893,282	851,495

** A residence homestead is protected from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The limitation takes effect to a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) Texas Property Code])

NOTICEUNSCHEDULED WALK-IN PROTEST PERIOD will NOT be available due to recent health concerns***

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit www.wcad.org/covid-19-update by **May 15, 2020** for all information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by MAY 15 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district. All information and updates will be provided through the website indicated previously.

SCHEDULED PROTEST FILING PROCEDURES

- Online:** -Protest reasons of “**Incorrect appraised (market) value**” and/or “**Value is unequal compared with other properties**” are available online
- o Access the www.wcad.org website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Passcode
 - o Select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
 - o * If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing, and how it may take place as a result of current public health events.

- In Person:** -Due to recent public health events, the online protest option above is highly encouraged.
- o Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline. This option may not be available on the May 15 deadline. Refer to www.wcad.org/covid-19-update for the latest information regarding this option.
 - o * The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing

- By Mail:** -Due to recent public health events, the online protest option above is highly encouraged.
- o Complete and sign the Notice of Protest form included with this letter, or Protest by letter: include your name, property description, and reason for protesting
 - o Mail to the WCAD office on/before the indicated Protest Filing Deadline
 - o *The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing

***Protest hearings scheduled online will not receive further notification.**

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**

Your protest must be filed online, postmarked or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline: May 15, 2020. The ARB hearings are held at the WCAD office. Hearings typically begin on May 4th, however with the COVID-19 events, this date will likely change.

“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”

* (Assessed Value – Exemption Amt = Taxable Value x Tax Rate x .01 = Estimated Tax)

Last Year's Taxable Value	Taxing Unit Name	This Year's Assessed Value	This Year's Exemption Amount	This Year's Taxable Value	Last Year's Tax Rate	*Estimated Tax
893,282	Williamson CO	851,495	0	851,495	0.418719	3,565.37
893,282	Wmsn CO FM/RD	851,495	0	851,495	0.040000	340.60
893,282	City of Taylor	851,495	0	851,495	0.809215	6,890.43
893,282	Taylor ISD	851,495	0	851,495	1.468300	12,502.50
893,282	Lower Brushy Creek WC&ID	851,495	0	851,495	0.020000	170.30

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***Estimated Tax Total:**

23,469.20

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Estimated Tax grid above will be removed on 2021 notice per SB2. In future years this information will be available at <http://williamsonpropertytaxes.org>

***The estimated taxes may not reflect freeze amounts or transfers which are set by the tax office.**

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The estimated taxes are calculated by using the current year taxable value as determined by the appraisal district and the previous year's tax rate set by the governing body of each taxing unit. This is the amount you would pay if the governing body of those jurisdictions retained the same tax rate as the previous year. **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 the property.**

If you receive the **over-65 (11.13c) or disability homestead exemption**, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2015 appraised value and the proposed 2020 appraised value is 3.39%
(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Exemption for Last Year by Type	Exemption for Last Year by Amount	Exemption for Current Year by Type	Exemption for Current Year by Amount	Exemption Amount Cancelled or Reduced from Last Year
Williamson CO		0		0	0
Wmsn CO FM/RD		0		0	0
City of Taylor		0		0	0
Taylor ISD		0		0	0
Lower Brushy Creek WC&ID		0		0	0

You may qualify for full or partial relief of your property tax liability if you meet the requirements under any of the following Property Tax Codes:

Disabled Veterans or their Surviving Spouse or Child Section 11.22 A disabled veteran is entitled to an exemption from taxation of a portion of the assessed value of a property the veteran owns based on their service-connected disability rating. A surviving spouse or child of a qualifying disabled veteran or the surviving spouse or child of a U.S. armed service member who died on active duty may also qualify for an exemption.

100% Disabled Veteran (or Surviving Spouse) Section 11.131 Entitles a disabled veteran who receives 100% disability compensation due to a service-connected disability and a 100% disability rating or 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 had been in effect at the time of the veteran's death.

Donated Residence of Partially Disabled Veteran (or Surviving Spouse) 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.

65 or Older or Disabled Person Section 11.13(c) & 11.13(d) For persons age 65 or older or disabled, Section 11.13(c) requires school districts to offer an additional \$10,000 residence homestead exemption and Section 11.13(d) allows any taxing unit the option to decide locally to offer a separate residence homestead exemption. 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, lives 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 Armed Services Killed in Action Section 11.133 The surviving spouse of a member of the armed services of the United States who is killed in action is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the death of the member of the armed services.

Surviving Spouse of a First Responder Killed in the Line of Duty Section 11.134 The surviving spouse of a Texas first responder who is killed or fatally injured in the line of duty is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead.

Visit <https://support.wcad.org/portal/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser

Please visit our website www.wcad.org for additional information and instructional videos.



Property Value - 2020 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT
 625 FM 1460 Georgetown, TX 78626-8050 **WCAD.org**
 (512) 930-3787 (Se Habla Espanol)

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the appraisal district. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

PROTEST FILING DEADLINE: May 15, 2020

***Online Protest & Scheduling Available at www.wcad.org**

A different deadline will apply to you if:

- your protest concerns a change in the use of agricultural, open-space or timber land;
- the appraisal district or the ARB was required by law to send you notice about a property and did not; or
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- in certain limited circumstances, you had good cause for missing the May 15, 2020 protest filing deadline.

- Only available for Real property accounts on:
1. Incorrect appraised (market) value, and/or
 2. Value is unequal compared with other properties

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035(c)

<p>STEP 1: Owner's or lessee's name and address</p> <p>Quick Ref ID: R316913 TRANSLODGING CORPORATION 3609 N HILLS BLVD NORTH LITTLE ROCK, AR 72116-8591</p> <hr/> <p>STEP 2: Property Description</p> <p>AW0065 BAKER, WM. J. SUR., ACRES .856</p> <hr/> <p>STEP 3: Shade the specific reasons for your protest Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law.</p> <p><input checked="" type="checkbox"/> :Example</p> <p><input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available)</p> <p><input type="checkbox"/> 2. Value is unequal compared with other properties *(online protest available)</p> <p><input type="checkbox"/> 3. Property should not be taxed in _____ (name of taxing unit)</p> <p><input type="checkbox"/> 4. Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record</p> <p><input type="checkbox"/> 5. Failure to send required notice. _____ (notice type)</p> <p><input type="checkbox"/> 6. Exemption was denied, modified, or cancelled</p> <p><input type="checkbox"/> 7. Ag-use, open-space, or other special valuation was denied, modified, or cancelled</p> <p><input type="checkbox"/> 8. Change in the use of land appraised as ag-use, open-space, or timberland</p> <p><input type="checkbox"/> 9. Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal</p> <p><input type="checkbox"/> 10. Owner's name is incorrect - provide documentation</p> <p><input type="checkbox"/> 11. Property description is incorrect</p> <p><input type="checkbox"/> 12. Rendition penalty (if imposed)</p> <p><input type="checkbox"/> 13. Business closed (Business Personal Properties only) - provide permanent closed date _____ (MM-DD-YY)</p> <p><input type="checkbox"/> 14. Temporary disaster damage exemption was denied or modified</p> <p><input type="checkbox"/> 15. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption</p> <p><input type="checkbox"/> 16. Other: _____</p> <p>WHAT DO YOU THINK THIS PROPERTY'S MARKET VALUE WAS ON JANUARY 1, 2020? (please round to the nearest dollar)</p> <p>\$ _____</p>	<p><input type="checkbox"/> SHADE BOX TO CHANGE CURRENT MAILING ADDRESS</p> <hr/> <p>Street Address _____</p> <hr/> <p>City _____</p> <hr/> <p>State _____ ZIP Code _____</p> <hr/> <p>STEP 4: Attachments</p> <p>PLEASE ATTACH DOCUMENTATION THAT MAY HELP RESOLVE YOUR PROTEST. See FAQ on back.</p> <hr/> <p>STEP 5: Signature (Required for submission)</p> <p><input type="checkbox"/> Person Age 65 or Older <input type="checkbox"/> Disabled Person <input type="checkbox"/> Military Service Member</p> <p><input type="checkbox"/> Military Veteran <input type="checkbox"/> Spouse of a Military Service Member or Veteran</p> <hr/> <p>Owner printed name _____</p> <hr/> <p>Owner signature _____</p> <hr/> <p>Agent printed name (attach Appointment of Agent form) _____</p> <hr/> <p>Agent signature _____</p> <hr/> <p>Date: _____ - _____ - _____ (MM-DD-YY)</p> <hr/> <p>Contact phone number: (_____) - _____ - _____</p> <hr/> <p>Email address (print legibly): _____</p> <hr/> <p>Scheduling Information</p> <p>Hearings begin on May 4th and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: www.wcad.org</p>
<p>STEP 6: ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)</p> <p>I request my notice of hearing to be delivered (check one box only):</p> <p><input type="checkbox"/> By email to the electronic address provided in Step 5 of this form</p> <p><input type="checkbox"/> By certified mail and I agree to pay the cost (visit https://www.wcad.org/postage for payment information and conditions)</p>	





Frequently Asked Questions

Si usted necesita asistencia en español, por favor llame al teléfono (512)930-3787. Para más información visite nuestra página web: www.wcad.org

April 2020

- Q Why was this appraisal necessary? I have no intention of selling my home.**
- A** The Texas Constitution mandates that all taxable property be appraised in accordance with its market value (what it would sell for on January 1), and that taxation be equal and uniform. If appraisals are not updated on a regular basis, these constitutional requirements will not be met.
- Q Why am I being taxed on an improvement when my house is not improved?**
- A** In this instance, an improvement does not always indicate an addition or a change. Per the Texas Property Tax Code Sec. 1.04(3) "Improvement" means: (A) a building, structure, fixture, or fence erected on or affixed to the land; (B) a transportable structure that is designed to be occupied for residential or business purposes whether or not it is affixed to the land.
- Q What kind of information is considered in appraising residential property?**
- A** The appraisal district compares properties that recently sold with comparable properties in the same market area. Adjustments are made for the differences between sold and unsold properties. This adjustment results in the estimate of what the unsold properties would have been worth had they been on the market as of January 1. WCAD appraisal records contain property information collected during field inspections throughout the district. Our appraisal process is completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) applicable to the mass appraisal process.
- Q You appraised my home for more than I paid for it in a recent open market transaction. Do I have to file a protest to get a valuation review?**
- A** In lieu of filing a protest, you can go to www.wcad.org/appeal and send a copy of your recent settlement statement through the Express Inquiry option. A staff member will review the sale documents you provide and send a response. Otherwise, you should file your protest on or before the indicated protest filing deadline or 30 days after the date your value notice was mailed, whichever is later. If the deadline date falls on a weekend or holiday, the deadline is the next business day.
- Q What documentation would be helpful to bring to my hearing?**
- A** Productive review tips, including examples of documentation to bring, are located on our website at the address below. <http://www.wcad.org/protest-procedures/>
- Q Where is my notice of hearing letter; I haven't received it yet?**
- A** Letters are mailed at least 15 days prior to the hearing date. Hearings are not scheduled by protest submission date, so there may be a longer-than-expected wait time. To check hearing dates, please go to www.wcad.org/online-protest-filing/ and follow the instructions provided there.
- Q Do jurisdictions like the county, cities, school districts and MUDs put pressure on WCAD to raise values, so they will have more money?**
- A** No, the local taxing jurisdictions only ask that we do our work fairly and accurately. The amount of taxes that each of the entities levy for the year is determined by how much money is needed to fund local government services such as police and fire protection. The governing body of each jurisdiction adopts its own budget and then sets a tax rate which, when applied to the appraised value of all taxable property, will produce the necessary amount of property tax revenue. WCAD has no involvement in this process or with property tax collections.
- Q Who reviews WCAD appraisals for accuracy?**
- A** The property tax system contains numerous checks and balances and one of the most important is the right of property owners to file a protest and receive a hearing if they believe our appraisals are inaccurate or inequitable. Additionally, the Texas Comptroller of Public Accounts conducts and publishes a Property Value Study of the level of appraisal of each category of property within Williamson County in even-numbered years, and a Methods and Procedures review of the WCAD office in odd-numbered years.
- Q Can I have a telephone conference call instead of appearing for my ARB hearing?**
- A** To appear by telephone conference call, you must provide the following to the ARB before the hearing: written notice at least 10 days before the hearing that you want a telephone conference call hearing; and a written valid affidavit with your evidence. If you wish to invite individuals to participate in your telephone conference call hearing, you are responsible for providing them access to the call.