



25.19 – 2021 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: March 31, 2021

Owner Name: HOOVER, DOUGLAS S
Situs: 186 DANISH DR HUTTO TX 78634
Legal Description: S11088 - VILLAS AT STAR RANCH CONDO, UNIT 42, 0.735% COMMON INT

Quick Ref ID: R547281

Online Protest Passcode (2021): 20FF70B821



HOOVER, DOUGLAS S
186 DANISH DR
HUTTO TX 78634-2122



THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
HS	Homestead

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

PROTEST FILING DEADLINE: May 17, 2021

Dear Property Owner,

WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:

Appraisal Information		Last Year - 2020	Proposed - 2021
(+)	Structure / Improvement Market Value	169,627	190,751
(+)	Non Ag Land Market Value	56,703	59,644
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	226,330	250,395
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	226,330	248,963

** 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]).

** When an appeal is filed you are disputing the market value. The taxable value can only be changed if you are successful in lowering the market value below the assessed value.

Homestead Cap Value (Total Market Value – Assessed Value) = 1,432

Refer to the included sales comparison grid for an illustration and explanation of how your value was determined (on most residential properties).

Recent remarks in the media about Williamson County's record-breaking residential real estate year...

"Georgetown, Williamson County residential real estate continues to boom despite pandemic" - *Community Impact*, Ali Linan 10/15/2020

"Home sales in the Austin-Round Rock metro jumped 23.8% year over year to 3,397 sales, despite both a global pandemic and the holiday slowdown" - *KVUE*, Katie Friel 12/16/2020

"The Central Texas housing market is incredibly competitive and moving at lightning speed right now..." said Susan Horton, the president of the Austin Board of Realtors - *Austin American Statesman*, Shonda Novak 1/21/2021

"Williamson County, which includes cities such as Round Rock and Cedar Park, saw residential sales increase by nearly 20% from November 2019 to November 2020" - *Austin Business Journals*, Parimal M Rohit 12/17/2020

NOTICEUNSCHEDULED WALK-IN PROTEST PERIOD will NOT be available due to ongoing 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 17, 2021** for all information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by **MAY 17** 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: - **Online protest may qualify for early hearing scheduling.**

- o Access the www.wcad.org website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Protest Passcode 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 ongoing public health events.

- By Mail:**
- Due to ongoing public health events, the online protest option 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.

- In Person:**
- Due to ongoing public health events, the online protest option 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 17 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.

***Protest hearings scheduled online will only receive confirmation / notification by email.**

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 17, 2021. The ARB hearings are held at the WCAD office. Hearings will begin on April 6.

“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”

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
Taxable Values and exemption amounts can be viewed on grid below; the Assessed Values are located on front page grid. Tax Rate and Estimated Tax have been removed in favor of a more accurate estimate at the website URL below per Senate Bill 2. See website URL below in August for the estimate. http://williamsonpropertytaxes.org						

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. 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, or disabled 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 2016 appraised value and the proposed 2021 appraised value is N/A% (N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
Wmsn ESD #3		0	226,330		0	248,963	0
Williamson CO		0	226,330		0	248,963	0
Wmsn Co WSID # 3		0	226,330		0	248,963	0
EWC Higher Ed Center		0	226,330		0	248,963	0
Wmsn CO FM/RD	HS	3,000	223,330	HS	3,000	245,963	0
Hutto ISD	HS	25,000	201,330	HS	25,000	223,963	0
Upper Brushy Creek WCID	HS	5,000	221,330	HS	5,000	243,963	0

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> o Residence homestead o Disabled veteran or surviving spouse/child o Person age 65 or older or surviving spouse o Persons disabled or surviving spouse 	<ul style="list-style-type: none"> o 100% disabled veteran or surviving spouse o Surviving spouse of armed services member killed in action o Surviving spouse of a first responder killed or fatally injured in the line of duty

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.