



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: DEERBROOKE LAND AUSTIN LLC
Situs: 917 GRIZZLY CV LEANDER TX 78641
Legal Description: S12230 - DEERBROOKE PH 2 SEC 1, BLOCK E, Lot 21

Quick Ref ID: R591676

Online Protest Passcode (2021): 20796E4821

DEERBROOKE LAND AUSTIN LLC
1751A W DIEHL RD
NAPERVILLE IL 60563-1885

THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
BI	Business Inventory

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	N/A	0
(+)	Non Ag Land Market Value	N/A	79,000
(+)	Ag Land Market Value	N/A	0
(=)	Total Market Value	N/A	79,000
	Ag Land Productivity Value	N/A	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	N/A	79,000

** 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 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	
City of Leander		0	0	BI	18,960	60,040	-18,960
Williamson CO		0	0	BI	18,960	60,040	-18,960
Aus Comm Coll		0	0	BI	18,960	60,040	-18,960
Deerbrooke PID		0	0		0	79,000	0
Wmsn CO FM/RD		0	0	BI	18,960	60,040	-18,960
Leander ISD		0	0	BI	18,960	60,040	-18,960

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"> ○ Residence homestead ○ Disabled veteran or surviving spouse/child ○ Person age 65 or older or surviving spouse ○ Persons disabled or surviving spouse 	<ul style="list-style-type: none"> ○ 100% disabled veteran or surviving spouse ○ Surviving spouse of armed services member killed in action ○ 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.