



Williamson Central Appraisal District
 625 FM 1460
 Georgetown, TX 78626-8050
 WCAD.org • (512) 930-3787

25.19 – 2025 Notice of Appraised Value

Date: 03/31/2025
Owner Name: POLARIS TX24A SPE LLC ET AL
Situs: 9218 BALCONES CLUB DR AUSTIN TX 78750
Legal Description: S3109 - Balcones Commercial Sec 3, Lot 1pt/WM, ACRES 7.017, {R491634/REF}



BENTON COOK
 5944 LUTHER LN
 STE 735
 DALLAS TX 75225

Quick Ref ID: R057324

THESE ARE YOUR CURRENT EXEMPTIONS:

<u>Code</u>	<u>Exemption Type</u>

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

PROTEST FILING DEADLINE: 05/15/2025

Dear Property Owner,
 WCAD has appraised the property listed above for the tax year 2025. The appraisal as of January 1, 2025 is outlined below:

Appraisal Information		Last Year - 2024	Proposed - 2025
(+)	Structure / Improvement Market Value	21,582,487	21,522,527
(+)	Non Ag Land Market Value	3,175,813	3,175,813
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	24,758,300	24,698,340
	Ag Land Productivity Value	0	0
	Assessed Value	24,758,300	24,698,340

Circuit Breaker Adjustment - \$N/A
 (\$N/A means circuit breaker limitation does not apply to property for 2025)

Under Section 23.231, Texas Property 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% 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.

“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”

Visit 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.

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.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access WCAD.org/noav-qr for more information, including:



- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Circuit Breaker Limitation

- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escaneé el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/noav-qr para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Limitación de Cortacircuitos

- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agrícola
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

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"> ○ General residence homestead ○ Disabled veteran or surviving spouse/child ○ Person age 65 or older or surviving spouse ○ Disabled person or surviving spouse ○ Temporary damage by Governor-declared disaster ○ Donated residence homestead of partially-disabled Veteran 	<ul style="list-style-type: none"> ○ 100% disabled Veteran or surviving spouse ○ Surviving spouse of armed services member killed in line of duty ○ Surviving spouse of a first responder killed or fatally injured in line of duty <p>Please visit our website WCAD.org for more information or qualifications.</p>

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, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2020 appraised value and the proposed 2025 appraised value is 32.08%.
(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year			Current Year			Exemption Amount Difference between Last and Current Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Austin		0	24,758,300		0	24,698,340	0
Aus Comm Coll		0	24,758,300		0	24,698,340	0
Williamson CO		0	24,758,300		0	24,698,340	0
Wmsn CO FM/RD		0	24,758,300		0	24,698,340	0
Round Rock ISD		0	24,758,300		0	24,698,340	0
Upper Brushy Creek WCID		0	24,758,300		0	24,698,340	0

**IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
 PROTEST MEETING WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS**

When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$24,698,340) below the assessed value (\$24,698,340).

SCHEDULED PROTEST FILING PROCEDURES

- By Mail**
- Complete and sign the Notice of Protest form included with this mailing, or to protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated protest filing deadline.
 - The ARB will notify you with protest details at least 15 days prior to the date of your hearing.
- In Person**
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
 - The ARB will notify you with protest details at least 15 days prior to the date of your hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office.

Hearings will begin on March 31st and typically continue until the end of July

WHAT TO EXPECT

At your scheduled protest date and time, an informal meeting will take place before your formal hearing. The Appraisal Review Board recommends an informal meeting with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal meeting, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal meeting at the Williamson Central Appraisal District.

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 46.35 (14)**

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser



Property Value – 2025 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT

625 FM 1460 Georgetown, TX 78626-8050

(512) 930-3787 (Se Habla Espanol)

WCAD.org

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 Appraisal Review Board (ARB) to hear and decide a protest.

PROTEST FILING DEADLINE: May 15, 2025

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

A different deadline may 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 protest filing deadline.

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 46.03 (14)

Quick Ref ID: R057324

Form with sections: Owner Name and Address, Property Description, Reason(s) for Protest, Submit Documentation, Scheduling Information, ARB Hearing Notice. Includes checkboxes for protest reasons and a signature line.



R057324



Frequently Asked Questions

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

January 2025

- 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 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 hearing tips, including examples of documentation to bring, are located on our website at the address below: 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 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 is not involved 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 valid, written, notarized 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.
- Q How does a prorated homestead exemption work and how do I qualify?**
- A** Effective January 1, 2022 - A person who acquires property as their principal residence after January 1st and has a valid Texas ID or Texas Driver License matching the property address may immediately qualify for a general residence homestead exemption for the applicable portion of that tax year. Regarding the Homestead Cap, an owner who receives a prorated homestead exemption is considered to have qualified the property for the exemption as of January 1st of the tax year following the tax year in which the owner occupied the property.

Note: Directions to the Williamson Central Appraisal District are available on our website: WCAD.org

Revised: January 2025