

2019 Notice of Appraised Value

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 CROSS PARK DR
P O BOX 149012
AUSTIN, TX 78714-9012
 Phone: (512) 834-9138

Property ID: 544134
Ownership %: 100.00
Ref ID2: 02030002180000
DBA: CATHERINE APARTMENTS
Legal: LOT 5B T L SUBD NO 1 RESUB OF LOT 5
Legal Acres: 1.46
Situs: 210 BARTON SPRINGS RD TX 78704
Owner ID: 1679952

DATE OF NOTICE: April 15, 2019

#BWNNRFT
 #0216799525441348#

Property ID: 544134 - 02030002180000
 CATHERINE TOWER LLC
 % CHRISTOPHER COMMERCIAL INC
 PO BOX 92709
 AUSTIN, TX 78709-2709

A copy of this notice has been sent to your agent.

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2019. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
144,199,723	144,199,723

Taxing Unit	2018 Exemption	2018 Exemption Amount	2019 Exemption	2019 Exemption Amount	Exemption Amount Change	2018 Taxable	2019 Taxable	Freeze Year and Ceiling
AUSTIN ISD		0		0		126,980,000	144,199,723	
CITY OF AUSTIN		0		0		126,980,000	144,199,723	
TRAVIS COUNTY		0		0		126,980,000	144,199,723	
TRAVIS COUNTY HEALTHCARE		0		0		126,980,000	144,199,723	
AUSTIN COMM COLL DIST		0		0		126,980,000	144,199,723	

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college Ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

The chart below is the 2018 Taxpayer Impact Statement based on the Effective, Rollback and Adopted tax rates set by each taxing unit.

Effective Tax Rate- A calculated rate that would provide the taxing unit with approximately the same amount of revenue it received in the previous year on properties taxed in both years. This rate calculation does not include the impact of additional tax revenue resulting from new construction.

Rollback Tax Rate- Tax rate level that allows the taxing jurisdiction to collect 8% more taxes, not including debt repayment, than the previous year. This is the maximum tax increase allowed by law without triggering an election to “rollback” the taxes.

Adopted Tax Rate- This is the tax rate that was adopted by the taxing unit for 2018.

2018 Taxpayer Impact Statement							
Taxing Unit	2018 Taxable Value	2018 Effective Rate	2018 Effective Taxes	2018 Rollback Rate	2018 Rollback Taxes	2018 Adopted Rate	2018 Adopted (Actual) Taxes
AUSTIN ISD	126,980,000	1.109100	1,408,335.18	1.192000	1,513,601.60	1.192000	1,513,601.60
CITY OF AUSTIN	126,980,000	0.413700	525,316.26	0.448200	569,124.36	0.440300	559,092.94
TRAVIS COUNTY	126,980,000	0.341200	433,255.76	0.360000	457,128.00	0.354200	449,763.16
TRAVIS COUNTY HEALTHCARE	126,980,000	0.099322	126,119.08	0.107192	136,112.40	0.105221	133,609.63
AUSTIN COMM COLL DIST	126,980,000	0.093700	118,980.26	0.090300	114,662.94	0.104800	133,075.04

*The impact statement does not reflect OV65 tax ceiling, see previous page for tax ceiling amount

The chart below is an estimate of taxes based on 2019 taxable value and the 2018 adopted tax rate. This is **NOT** the 2019 effective tax rate. If property values rise, the effective rate will go down and vice versa.

Taxing Unit	2019 Taxable Value	2018 Adopted Tax Rate	Estimate (See below)
AUSTIN ISD	144,199,723	1.192000	1,718,860.70
CITY OF AUSTIN	144,199,723	0.440300	634,911.38
TRAVIS COUNTY	144,199,723	0.354200	510,755.42
TRAVIS COUNTY HEALTHCARE	144,199,723	0.105221	151,728.39
AUSTIN COMM COLL DIST	144,199,723	0.104800	151,121.31

“The Texas Legislature does not set the tax 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.” The appraisal district only determines the value of the property. If taxing unit budgets increase then a tax rate higher than the effective rate may be adopted by the taxing unit. The governing body of each taxing unit decides whether or not taxes on property will increase.

Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. Beginning in early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the effective and rollback tax rates. If a governing body proposes to adopt a tax rate that exceeds the effective rate, it must publish a quarter-page notice in a local newspaper to announce two public hearings. The hearings give taxpayers an opportunity to voice their opinions about the proposed tax increase.

Information on taxing unit contacts, exemptions and tax rates is available on the appraisal district website at: <http://www.traviscad.org/taxinfo.html>

Appraisal Information	Last Year - 2018	Proposed - 2019
Market Value of Building & Other Structures	119,348,240	136,567,963
Market Value of Non Ag/Timber Land	7,631,760	7,631,760
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	126,980,000	144,199,723
Productivity Value of Ag/Timber Land	0	0
Assessed Value	126,980,000	144,199,723
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	0	0
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)		

The difference between the 2014 appraised value and the 2019 appraised value is 606.35%. This percentage information is required by Tax Code section 25.19(b-1).

If you have any questions or need more information, please contact the appraisal district at (512) 834-9138.

To file a protest, complete the notice of protest form on the next page following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address:

Mailing Address; Travis Appraisal Review Board, PO Box 149012, Austin, TX 78714-9012

Deadline for filing a paper protest: May 15, 2019

Informal hearings will be held via eFile or held at 850 E Anderson Lane, Austin, TX 78753. Formal hearings will begin June 3, 2019 and will be held at 850 E Anderson Lane, Austin, TX 78753.