

2020 Notice Of Appraised Value

TRAVIS CENTRAL APPRAISAL DISTRICT
 8314 CROSS PARK DR
 P O BOX 149012
 AUSTIN, TX 78714-9012

Property ID:
 Ref ID2:
 DBA:
 Legal:

Phone: (512) 834-9138
 DATE OF NOTICE: April 10, 2020

Situs:
 Owner ID:
 E-File PIN:

THIS IS NOT A BILL

Dear Property Owner,
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below:

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
302,692	239,377

Taxing Unit	Exemptions	2019 Exemption Amount	2020 Exemption Amount	Exemption Amount Change	2019 Taxable	2020 Taxable	Freeze Year and Ceiling
AUSTIN ISD	HS	25,000	25,000	0	192,615	214,377	
	Total	25,000	25,000	0			
CITY OF AUSTIN	HS	21,762	23,938	2,176	195,853	215,439	
	Total	21,762	23,938	2,176			
TRAVIS COUNTY	HS	43,523	47,875	4,352	174,092	191,502	
	Total	43,523	47,875	4,352			
TRAVIS COUNTY HEALTHCAR	HS	43,523	47,875	4,352	174,092	191,502	
	Total	43,523	47,875	4,352			
AUSTIN COMM COLL DIST	HS	5,000	5,000	0	212,615	234,377	
	Total	5,000	5,000	0			

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).

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 2019 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 2019.

2019 Taxpayer Impact Statement							
Taxing Unit	2019 Taxable Value	2019 Effective Rate	2019 Effective Taxes	2019 Rollback Rate	2019 Rollback Taxes	2019 Adopted Rate	2019 Adopted (Actual) Taxes
AUSTIN ISD	192,615	1.0025	1,930.97	1.1220	2,161.14	1.1220	2,161.14
CITY OF AUSTIN	195,853	0.4140	810.83	0.4431	867.82	0.4431	867.82
TRAVIS COUNTY	174,092	0.3328	579.29	0.3693	642.91	0.3693	642.91
TRAVIS COUNTY HEALTH	174,092	0.0988	172.03	0.1067	185.67	0.1056	183.79
AUSTIN COMM COLL DIS	212,615	0.0985	209.43	0.1062	225.80	0.1049	223.03

The chart below is an estimate of taxes based on 2020 taxable value and the 2019 adopted tax rate. This is **NOT** the 2020 effective tax rate. If property values rise, the effective rate will go down and vice versa.

Taxing Unit	2020 Taxable Value	2019 Adopted Tax Rate	Estimate (See below)
AUSTIN ISD	214,377	1.1220	2,405.31
CITY OF AUSTIN	215,439	0.4431	954.61
TRAVIS COUNTY	191,502	0.3693	707.20
TRAVIS COUNTY HEALTH	191,502	0.1056	202.17
AUSTIN COMM COLL DIS	234,377	0.1049	245.86

"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 - 2019	Proposed - 2020
Market Value of Building & Other Structures	203,467	203,467
Market Value of Non Ag/Timber Land	99,225	99,225
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	302,692	302,692
Productivity Value of Ag/Timber Land	0	0
Assessed Value	217,615	239,377
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	217,615	239,377
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS- Homestead; OV65 - Over 65)	HS	HS

The difference between the 2015 appraised value and the 2020 appraised value is 46.66%. 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 back of this notice 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:

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

Deadline for filing a protest:

May 15, 2020

Location of hearings:

850 E Anderson Lane, Austin, TX 78752

ARB will begin hearings:

June 1, 2020