

Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS CENTRAL APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.



Tax Year: **2023**

iFile Number: **03033528**

www.hcad.org/iFile

PROPERTY DESCRIPTION: 03/31/2023
RES A BLK 1
PINNACLE WEST

Please use this ACCOUNT NUMBER → **1352450010001**
when inquiring about your property.



30-47
2023 1352450010001 03/31/2023 0000019166
TDC PINNACLE LAND LLC
1900 WEST LOOP S STE 1300
HOUSTON TX 77027-3218



PROPERTY LOCATION:
0 OLD KATY RD
HOUSTON, TX 77079

0743



Dear Property Owner:

This is your official notice of the 2023 property appraisal for the account listed above. Harris Central Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. You can find additional information about the reappraisal on our website at www.hcad.org and selecting Appraisal and then Reappraisal from the menu.

As of January 1, 2023, we appraised your property as shown below:

2023 Market Value: \$25,424,210

2023 Appraised Value: \$25,424,210

If you believe that the market value above is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. You can file until **May 15, 2023**, or 30 days after the date this letter was mailed, whichever is later.

I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/iFile, using the iFile number in the upper right corner of this page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org. You may also request an informal conference with the appraisal office before your hearing on a protest if you wish to discuss a possible resolution without the necessity of a formal hearing.

Sincerely,

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris Central Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. 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 your property. *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.* Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.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.

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 1352450010001		
Land Market Value	Buildings and Other Improvements	Total Market Value
25,424,210	0	25,424,210
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
25,424,210	25,424,210	
Agricultural, or Timber Value of Land (If Applicable): na		

JURISDICTIONS AND EXEMPTION INFORMATION					
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions
019 KATY ISD	0	25,424,210		0	25,424,210
040 HARRIS COUNTY	0	25,424,210		0	25,424,210
041 HARRIS CO FLOOD CNTRL	0	25,424,210		0	25,424,210
042 PORT OF HOUSTON AUTHY	0	25,424,210		0	25,424,210
043 HARRIS CO HOSP DIST	0	25,424,210		0	25,424,210
044 HARRIS CO EDUC DEPT	0	25,424,210		0	25,424,210
061 CITY OF HOUSTON	0	25,424,210		0	25,424,210

The percentage difference between the 2018 appraised value of your property and the proposed 2023 appraised value is 18%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2023 protests on May 8, 2023, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

If you applied for and have been granted general residence (RES), over-65 (OVR), or disabled (DIS) homestead exemptions, they should appear in the appropriate columns. If they do not, contact us immediately.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran
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Property Owner's Notice of Protest

Harris Central Appraisal District
Information & Assistance Division
P.O. Box 922014
Houston TX 77292-2014
Form 50-132 (10/22)



Account Number: 1352450010001

Tax Year: 2023

iFile Number: 03033528

Save a Stamp! File Online at www.hcad.org/iFile

GENERAL INSTRUCTIONS: This form is used for a property owner or an owner's designated agent to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.



SECTION 1: Property Owner or Lessee

Person Age 65 or Older Disabled Person Military Service Member Military Veteran

Spouse of a Military Service Member or Veteran

TDC PINNACLE LAND LLC

Name of Property Owner or Lessee

Mailing Address, City, State, ZIP Code

Phone Number (area code and number)

Email Address*

*An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

0 OLD KATY RD HOUSTON, TX 77079

Physical Address, City, State, Zip Code (if different than above)

RES A BLK 1 PINNACLE WEST

If no street address, provide legal description:

Mobile Home Make, Model and Identification (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

Incorrect appraised (market) value and/or value is unequal compared with other properties

Ag-use, open-space or other special appraisal was denied, modified, or cancelled.

Property should not be taxed in _____ (taxing unit)

Change in use of land appraised as ag-use, open-space or timberland.

Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.

Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.

Failure to send required notice _____ (type)

Owner's name is incorrect.

Exemption was denied, modified, or cancelled.

Property description is incorrect.

Temporary disaster damage exemption was denied or modified

Incorrect damage assessment rating for a property qualified for a temporary disaster exemption

Other _____

SECTION 4: Additional Facts

What is your opinion of your property's value? (Optional) \$ _____

Provide facts that may help resolve this protest:



SECTION 5: Hearing Type

To receive your hearing notice by email, you must file your protest through your owner's account at <https://owners.hcad.org>

I want the ARB to send me a copy of its hearing procedures..... Yes No

If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures.

I want to receive my ARB hearing notice by certified mail. (There may be a charge for this)..... Yes No

SECTION 6: Certification and Signature

Property Owner

Property Owner's Agent

Agent Code

Other: _____

print

here →

_____ Print Name of Property Owner or Authorized Representative

sign

here →

_____ Signature of Property Owner or Authorized Representative

_____ Date

Important Information

GENERAL INSTRUCTIONS: This form is for use by a property owner or an owner's designated agent to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

WEEKENDS, HOLIDAYS: If your deadline falls on a Saturday, Sunday, or a legal holiday, it is postponed until midnight of the next working day.

HEARING PARTICIPATION: If you do not want to attend your scheduled hearing in person, the law allows you to submit your evidence in the form of a sworn affidavit. **The affidavit must state that you swear or affirm that the information it contains is true and correct, and it must be sworn to and subscribed before a notary public or other public official who is authorized to administer oaths.** If you decide you want to submit an affidavit, please make sure that it includes: (1) the owner's name and address, (2) the property account number and description, and (3) the date and time of your hearing. **To ensure that the affidavit is available for consideration, it should be received at the hearing location at least two (2) business days prior to the date and time of the hearing.** If you decide to submit an affidavit and also appear by telephone conference call: 1) You must provide written notice to the appraisal review board at least 10 days before the hearing or with this notice of protest; 2) You must submit your evidence with a written affidavit delivered to the ARB before the hearing; 3) You will not be allowed to offer any evidence that was not included with your affidavit; 4) You will not be able to add any new evidence or testimony by telephone; and 5) You are responsible for providing access to the call to any person(s) you wish to invite to participate in the telephone conference call.

ELECTRONIC REMINDER: If you want to receive an electronic reminder of your ARB hearing, you must submit your protest through your owner's account at <https://owners.hcad.org>, indicating whether you want to receive the reminder by e-mail or text message, and provide a valid email address or telephone number, as applicable.

DEADLINES: With exceptions, the typical deadline for filing a notice of protest is midnight, **May 15.** (Tax Code Section 41.44)

SPECIAL PANELS: You have the right to have your protest heard by a special appraisal review board panel if your property has an appraised value equal to or greater than the minimum eligibility amount determined by the comptroller and your property is either (A) commercial real and personal property (B) real and personal property of utilities (C) industrial and manufacturing real and personal property or (D) multifamily residential real property. You must request a special panel with your protest.

APPOINTMENT OF AGENT: You may also have a representative appear for you. This person should be able to discuss your property from personal knowledge. A valid agent appointment form must first be filed with the appraisal district. Agent appointments must be made on Texas State Comptroller's Form 50-162 (or Comptroller Form 50-241, but only for use as required by court order existing as of Oct. 3, 2013). You can obtain Form 50-162 by calling our office or downloading it from www.hcad.org/forms.

ADDITIONAL INFORMATION: In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

APPOINTMENT OF FAMILY AND FRIENDS: Fill out the following authorization if you want to have a family member or friend represent you at the protest hearing. Use this only for family or friends who do not charge you for representation. You must use state form 50-162 to appoint a paid representative or to have notices and tax bills mailed to a representative.

SINGLE-MEMBER PANELS: If you want your protest to be heard by a single member panel, you must request it in the Notice of Protest or submit it in writing to the ARB not later than the 10th day before the date of the hearing.

FINAL ORDER OF DETERMINATION: If you want to receive the ARB Order of Determination by email, you must request email delivery in writing and provide a valid email address.

APPOINTMENT OF FAMILY OR FRIEND TO REPRESENT ME IN PROTEST HEARING

I hereby appoint:

_____ First Name

_____ Last Name

to represent me in my protest hearing. My representative has general authority to review confidential information, appear for me at the protest hearing, and to negotiate and resolve the matters covered by this protest.

This appointment applies only for the hearing on this account. I understand that notice will be delivered to me.

_____ Property Owner's Signature

_____ Name Printed

_____ Date

Exemptions on Residential Homesteaded Properties



Age 65 or Older or Surviving Spouse—This exemption is effective January 1 of the tax year in which you become age 65. A surviving spouse may receive an exemption if you are age 55 or older when your spouse died, the property was your residence homestead at the time of death, and it remains your residence homestead.

Disabled Person or Surviving Spouse—The law provides an exemption if you have a disability that qualifies you for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. A surviving spouse may receive an exemption if you are age 55 or older when your spouse died, the property was your residence homestead at the time of death, and it remains your residence homestead.

An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units.

100 Percent Disabled Veteran or Surviving Spouse—The law provides for an exemption of the total appraised value of your residence homestead if you have been awarded 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the US Department of Veterans Affairs. A surviving spouse may receive an exemption if the disabled veteran qualified or would have qualified for the exemption at the date the disabled veteran died, you have not remarried, the property was your residence homestead at the time of the veteran's death, and it remains your residence homestead.

Partially Disabled Veteran, Surviving Spouse and Children—The law provides partial exemptions for any property owned by disabled veterans or surviving spouses and surviving children of deceased disabled veterans. The exemption amount is determined according to percentage of service-connected disability.

Donated Residence to a Partially Disabled Veteran or Surviving Spouse—The law provides for an exemption, based on your disability rating, if you are a veteran with a disability rating of less than 100 percent and your residence homestead was donated by a charitable organization. A surviving spouse may receive an exemption if you have not remarried, the property was your residence homestead at the time of the veteran's death, and it remains your residence homestead.

Surviving Spouse of a Member of Armed Services Killed In Line of Duty—If you are the surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty and have not remarried, you are entitled to an exemption of the total appraised value of the residence homestead.

Surviving Spouse of a First Responder Killed in the Line of Duty—If you are the surviving spouse of a first responder who was killed or fatally injured in the line of duty and have not remarried, you are entitled to an exemption of the total appraised value of the residence homestead.

