

2016 Notice Of Appraised Value

ROCKWALL CENTRAL APPRAISAL DISTRICT
841 JUSTIN ROAD
ROCKWALL, TX 75087

Phone: 972-771-2034 Fax: 972-771-6871
 DATE OF NOTICE: April 22, 2016

Property Identifying Number → Property ID: 00000
 Ownership %: 100.00 ← If you are a partial owner, then percentage will be different.
 Old Reference Number → Geo ID:
 DBA:
 Legal: ← Legal description of property. Usually a subdivision name or abstract with acres.
 Legal Acres: ← Number of acres
 Situs: ← Property Location Address
 Appraiser: ← Last appraiser who looked at property.
 Owner ID: ← Owner's reference ID number

Property Identifying Number
 Property ID: 00000
 Property Owner Name and Mailing Address

Total Market Value of Property (including buildings and land).

Your notice includes an estimate based on the 2015 tax rates. Tax rates will be set later this year by each taxing entity.

Dear Property Owner,
 We have appraised the property listed above for the tax year 2016. As of January 1, our appraisal is outlined below:

Appraisal Information				Last Year - 2015			Proposed - 2016		
Structure / Improvement Market Value	Value of buildings located on property				63,720			57,020	
Market Value of Non Ag/Timber Land	Market value of land that IS NOT receiving an Agriculture Use Value			18,000				71,550	
Market Value of Ag/Timber Land	Market value of land that IS receiving an Agriculture Use Value			0				0	
Market Value of Personal Property/Minerals	Value of Business Personal Property			0				0	
Total Market Value				81,720				128,570	
Productivity Value of Ag/Timber Land	Total Ag Use Taxable Value (if receiving a granted Agriculture Use)			0				0	
Appraised Value	Total buildings value + total land Non-Ag use market value + total Ag use value			81,720				89,892	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	**See below			81,720				89,892	
Exemptions				HS, OV65			HS, OV65		
2015 Exemption Amount	2015 Taxable Value	Taxing Unit	2016 Proposed Appraised Value	2016 Exemption Amount	2016 Taxable Value	Tax Rate	2016 Estimated Taxes	2016 Freeze Year and Tax Ceiling *	
60,000	21,720	CITY OF ROCKWA	89,892	60,000	29,892	0.485300	131.16	2007 131.16	
35,000	46,720	ROCKWALL COUN	89,892	35,000	54,892	0.395900	181.86	2007 181.86	
55,000	26,720	ROCKWALL ISD	89,892	55,000	34,892	1.440000	414.43	2007 414.43	

If you applied for a Homestead, Disabled Veteran or Person, or Over-65 exemption, then you will see the taxable value you are exempted from paying taxes.

Agriculture Use Value is NOT an exemption and will not appear in this column.

Previous Year Tax Rate

The tax ceiling is the amount you pay in the year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may go below the ceiling but not above the amount of the ceiling. However, if you improve the home (other than normal repairs or maintenance), the tax ceiling may go higher because of the new additions.

Do NOT Pay From This Notice

Total Estimated Tax: \$727.45

Estimated tax based on current market value and previous year tax rate.

The difference between the 2011 appraised value and the 2016 appraised value is 8.47%. This percentage information is required by Tax Code section 25.19(b-1).
 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.

* If you qualified your home for a 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home can't increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the 65 or 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 or maintenance).
 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.

To file a protest, complete the notice of protest form 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: 841 JUSTIN RD. ROCKWALL, TX 75087
 Deadline for filing a protest: May 31, 2016
 Location of hearings: 841 JUSTIN RD. ROCKWALL, TX 75087
 ARB will begin hearings: June 1, 2016

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) Notice of Protest.
 If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,
 ROCKWALL CENTRAL APPRAISAL DISTRICT

**Homestead CAP value, if applicable, would be the mandated 10% limited value increase from the previous appraisal year only on homestead improvements and land. Any improvement or land that does not receive a homestead exemption will not be subject to this 10% limit. Example: land that is used for commercial, rental, or agriculture use would not qualify for this limit. If you received a homestead CAP the previous year, then your property may see an increase in the assessed value even if the market value did not change.