

2012 Notice Of Appraised Value

Caldwell County Appraisal District
 P.O. Box 900
 Lockhart, TX 78644-0900

Phone: 512-398-5550 Fax: 512-398-5551
 DATE OF NOTICE: May 1, 2012

Property Identifying Number

Property ID: 10003

Old Reference Number

Ownership %: 100.00
 Geo ID: 0001000-221-003-20
 DBA:
 Legal:

If you are a partial owner, then percentage will be different.

Legal description of property. Usually a subdivision name or abstract with acres.

Number of acres

Legal Acres:
 Situs: **Property Location Address**

Appraiser: **Last Appraiser who looked at property**
 Owner ID: **Owner's Reference ID number**

Property Identifying Number

Property ID: 10003 - 0001000-221-003-20

Property Owner Name
Mailing Address

Your notice includes an estimate based on the 2011 tax rates. Tax rates will be set later this year by each Tax Entity.

Dear Property Owner,

We have appraised the property listed above for the tax year 2012. As of January 1, our appraisal is outlined

Previous Appraisal Year

Current Appraisal

Appraisal Information				Last Year - 2011	Proposed - 2012		
Structure / Improvement Market Value	Value of Buildings located on property						
Market Value of Non Ag/Timber Land	Market Value of Land that IS NOT receiving an Agriculture Use Value						
Market Value of Ag/Timber Land	Market Value of Land that IS receiving an Agriculture Use Value						
Market Value of Personal Property/Minerals	Value of Business Personal Property						
Total Market Value	Total Market Value of Property (including buildings and land)						
Productivity Value of Ag/Timber Land	If receiving a granted Agriculture Use, Total Ag Use Taxable Value						
Appraised Value * (Possible Homestead Limitations, see asterisk below)	Total Buildings Value + Total Land Non-Ag Use Market Value + Total Ag Use Value						
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)	** see below			0			
Exemptions							
2011 Taxable Value	Taxing Unit	2012 Proposed Appraised Value	2012 Exemption Amount	2012 Taxable Value	2011 Tax Rate	2012 Estimated Taxes	2012 Freeze Year and Tax Ceiling **
4,210	Lockhart ISD	4,520	0	4,520	1.188200	53.71	
4,210	Farm to Market Road	4,520	0	4,520	0.000100	0.00	
4,210	Caldwell County	4,520	0	4,520	0.690800	31.22	
4,210	Caldwell Appraisal District	4,520	0	4,520	0.000000	0.00	
4,210	Caldwell-Hays ESD 1	4,520	0	4,520	0.100000	4.52	

If you applied for a Homestead, Disabled Vet or Person, 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

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

Do NOT Pay From This Notice

Total Estimated Tax:

\$89.45

The difference between the 2007 appraised value and the proposed 2012 appraised value is 7.36%. 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.

The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property value. The taxing units will set tax rates later this year.

* Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

** If you are 65 years of age or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms or buildings), your school, county, city, or junior college ceiling may increase for these improvements. If you are a surviving spouse, age 55 or older, you may retain the school, county, city, or junior college tax ceiling.

Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any problem with the property description or address information. If the problem cannot be resolved, you have the right to appeal to the appraisal review board (ARB).

To appeal, you must file a written protest with the ARB before the deadline date:

Deadline for filing a protest: May 31, 2012
 Location of hearings: 610 San Jacinto Street, Lockhart, Texas
 ARB will begin hearings: June 25, 2012

Enclosed is a protest form to send the appraisal district office if you intend to appear and present evidence before the ARB. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest. You do not need to use the enclosed form to file your protest. You may protest by letter, if it includes your name, your property's description, and your reason for protesting.

If you have any questions or need more information, please contact the appraisal district office at 512-398-5550 or at the address shown above.

Sincerely,

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 a increase in the assessed value even if the market value did not change.