

2023 NOTICE OF APPRAISED VALUE

ELLIS APPRAISAL DISTRICT

400 FERRIS AVE.

P.O. BOX 878

WAXAHACHIE, TX 75168

<http://www.elliscad.com>

Phone: (972) 937-3552 or 1 (866) 348-3552

Date of Notice: April 20, 2023

This is NOT a Tax Statement. Do Not Pay From This Notice

Property ID: 236977

Ownership %: 100.00

GEO ID: 54.9137.000.001.00.108

Legal: LOT 3 BLK A WAL-MART/MIDLOTHIAN ADDN 1.41 AC

Legal Acres: 1.4100

Situs: HIGHWAY 67 MIDLOTHIAN 76065

Owner ID: 142677

MIDLOTHIAN VENTURE LLC
312 BLACK DR
COLLEYVILLE TX 76034-3634

E-File PIN: xxxxxxxxx

To File a Protest on this Property go to
<https://www.elliscad.com/public-portal/sign-in>

Dear Property Owner:

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
1,289,812	1,289,812

Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Exemption Amount Change	2022 Taxable	2023 Taxable	Freeze Year and Ceiling
CITY OF MIDLOTHIAN		0		0	0	850,000	1,289,812	
ELLIS COUNTY		0		0	0	850,000	1,289,812	
ELLIS COUNTY LAT RD		0		0	0	850,000	1,289,812	
MIDLOTHIAN ISD		0		0	0	850,000	1,289,812	

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.

If you qualified your property for a **65 and older or disabled person exemption** for school taxes, the school taxes on that property cannot increase as long as you own and live in that property. 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 property may not go above the amount of the ceiling, unless you improve the property (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 or city ceiling may change 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.

A Breakdown of Your Property's Values

Appraisal Information	Last Year's - 2022	Proposed - 2023
Market Value of Building & Other Structures	0	0
Market Value of Non Ag/Timber Land	850,000	1,289,812
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	850,000	1,289,812
Productivity Value of Ag/Timber Land	0	0
Assessed Value *(Possible Homestead Limitations, see asterisk below)	850,000	1,289,812
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 2018 appraised value and the 2023 appraised value is 500%. This percentage information is required by Tax Code Section 25.19(b-1).

The appraisal district only determines the value of the property. Tax rates are set by the governing body of each taxing unit. Truth-in-Taxation laws give taxpayers a voice in decisions that affect their property tax rates. In early August, taxing units take the first step toward adopting a tax rate by calculating and publishing the No-New-Revenue and Voter-Approval tax rates. The governing body of each taxing unit decides whether or not taxes on property will increase. If taxing unit budgets increase then a tax rate higher than the No-New-Revenue rate may be adopted by the taxing unit. If a governing body proposes to adopt a tax rate that exceeds the No-New-Revenue 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.

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.

If you believe your property's market value is incorrect, you have the right to file a protest.

To file a protest, complete the notice of protest form included in this mailing and submit it to the Appraisal Review Board no later than **May 22, 2023**. Forms can be submitted online, at the mailing address below, or dropped off in person.

Submit Your Protest No Later Than May 22, 2023

Mailing Address: Ellis Appraisal Review Board, PO Box 878, Waxahachie, TX 75168-0878

Drop off in person: 400 Ferris Avenue, Waxahachie, TX 75165

Online: <https://www.elliscad.com>

Formal hearings will begin May 11, 2023 and will be held at 400 Ferris Avenue, Waxahachie, TX 75165

To protect your rights an ARB hearing will be scheduled for you on receipt of your protest.

Property owners who protest online will have the opportunity to:

- Upload evidence (date-stamped photos, settlement statements/sales contracts, appraisals, repair estimates, etc.)
- Review the appraisal district's evidence
- Review a proposed resolution based on the evidence
- A staff member will review your protest and any evidence submitted. We will be contacting you prior to your ARB hearing to attempt to resolve your concerns. There will only be **ONE** informal meeting per property.
- * Important date sensitive emails will be sent through the portal, so please **DO NOT BLOCK** emails from the portal.

The governing body of each taxing unit decides whether or not taxes on the property will increase and the appraisal district only determines the value of the property.

Description of Exemptions

Please see a brief explanation of these total or partial exemption of property from taxation required or authorized by the Property Tax Code.

General Residence Homestead Exemption (HS) - (Tax Code Section 11.13(a) and (b))

A property owner who acquires property after Jan. 1 may receive the residence homestead exemption for the applicable portion of that tax year immediately on qualification of the exemption, if the previous owner did not receive the same exemption for the tax year. The property owner must occupy the property as the owner's primary residence and the residence homestead exemption cannot be claimed by the property owner on any other property.

Disabled Person Exemption (DP) - (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Age 65 or Older Exemption (OV65) - (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) An eligible disabled person age 65 or older may receive both exemptions in the same year, but not from the same taxing units. Contact the appraisal district for more information.

Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s) - (Tax Code Section 11.13(q))

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

100 Percent Disabled Veterans Exemption (DVHS) - (Tax Code Section 11.131(b))

Property owner who has been awarded a 100 percent disability compensation due to a service-connected disability and a rating of 100 percent disabled or individual unemployability from the U.S. Department of Veterans Affairs or its successor. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified or Would Have Qualified for the 100 Percent Disabled Veteran's Exemption (DVHSS) - (Tax Code Section 11.131(c) and (d)) Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.131(b) at the time of his or her death or would have qualified for the exemption if the exemption had been in effect on the date the disabled veteran died) who has not remarried since the death of the veteran. The property must have been the surviving spouse's residence homestead at the time of the veteran's death and remain the surviving spouse's residence homestead.

Donated Residence Homestead of Partially Disabled Veteran (DVCH) - Tax Code Section 11.132(b))

A disabled veteran with a disability rating of less than 100 percent with a residence homestead donated by a charitable organization at no cost or at some cost that is not more than 50 percent of the good faith estimate of the market value of the residence homestead as of the date the donation is made. Documentation must be provided to support this exemption request.

Surviving Spouse of a Disabled Veteran Who Qualified for the Donated Residence Homestead Exemption (DVCHS) - (Tax Code Section 11.132(c) and (d)) Surviving spouse of a disabled veteran (who qualified for an exemption under Tax Code Section 11.132(b) at the time of his or her death) who has not remarried since the death of the disabled veteran and maintains the property as his or her residence homestead.

Surviving Spouse of an Armed Services Member Killed in the Line of Duty (MASSS) - (Tax Code Section 11.133(b) and (c))

Surviving spouse of a U.S. armed services member who is killed or fatally injured in the line of duty who has not remarried since the death of the service member. Documentation must be provided to support this exemption request.

Surviving Spouse of a First Responder Killed in the Line of Duty (FRSS) - (Tax Code Section 11.134)

Surviving spouse of a first responder who is killed or fatally injured in the line of duty who has not remarried since the death of the first responder. Documentation must be provided to support this exemption request.