

LIBERTY CO. CENTRAL APPRAISAL DIST.

P O Box 10016 / 2030 Sam Houston

Liberty, TX 77575

LIBERTY OFFICE: (936) 336-5722 Fax: (936) 336-8390

CLEVELAND OFFICE: (281) 593-1605

WEBSITE: www.libertycad.com

Property ID: 14004

Ownership: 100.00

Geo ID: 000035-000144-007

DBA:

Legal: 000035 I FIELDS, TRACT 129, ACRES 33.938

Legal Acres: 33.938

Situs: COUNTY ROAD 2125 TX

Owner ID: 2090258

RECORDS WILL BE AVAILABLE FOR INSPECTION
BEGINNING APRIL 1, 2024

RETURN SERVICE REQUESTED

DATE OF NOTICE: April 9, 2024



27421

CHALICO MARIA OCHOA ETAL
CABRERA JOSE SOLEDAD CHALICO & OCHOA LUI
19125 WALNUT HILLS DR
CONROE, TX 77302-6379

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2024. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2023		Proposed - 2024	
Structure / Improvement Market Value			0		0	
Market Value of Non Ag/Timber Land			302,010		0	
Market Value of Ag/Timber Land			0		302,010	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			302,010		302,010	
Productivity Value of Ag/Timber Land			0		8,490	
Appraised Value* (Possible Homestead Limitations, see asterisk below)			302,010		8,490	
Homestead Cap Value/Circuit Breaker Limitation			0		0	
Exemptions						
2023 Exemption Amount	2023 Taxable Value	Taxing Unit	2024 Proposed Appraised Value	2024 Exemption Amount	2024 Taxable Value	
0	302,010	HARDIN ISD	8,490	0	8,490	
0	302,010	LIBERTY COUNTY	8,490	0	8,490	
0	302,010	NAVIGATION - NORTH	8,490	0	8,490	

The difference between the 2019 appraised value and the 2024 appraised value is -10.63%.

An (*) indicates a tax ceiling exists for the taxing unit.

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 an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot 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 age 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 taxes on the property will increase, and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

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.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: RICHARD BROWN PO BOX 10288 LIBERTY TX 77575 936-336-4633

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

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: 2030 SAM HOUSTON LIBERTY, TX 77575

Deadline for filing a protest:

May 15, 2024

Location of Hearings:

2030 SAM HOUSTON LIBERTY, TX 77575

ARB will begin hearings:

May 14, 2024

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) notice of protest.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests.

Contact your appraisal district for further information.

Sincerely,
LANA McCARTY
Chief Appraiser