

2019 Notice of Appraised Value

DENTON CENTRAL APPRAISAL DISTRICT
 3911 MORSE STREET
 PO BOX 50747
 DENTON, TX 76206

Property ID: 268534 EFile Eligible
 Ownership %: 100.00
 Legal: BEECHWOOD CREEKS BLK 1 LOT 22

Phone: 940-349-3800 Fax: 940-349-3985
 Date of Notice: April 17, 2019

Legal Acres: 0.23
 Situs: 2717 THORNCREEK LN 76177-2120

PROPERTY ID: 268534 - SJ1154A-000001-0000-0022-0002 T859 P15
 FULCE, JAY H
 2717 THORNCREEK LN
 FORT WORTH, TX 76177-2120

Account ID/Owner ID: 586518
 DBA:
 EFile PIN:XXXXXXXXXXXXXXXXXX



For online appeals filing information and instructions, visit www.dentoncad.com/efile.



Dear Property Owner:

We have appraised the property listed above for the tax year 2019. As of January 1, our appraisal is outlined below.

Appraisal Information				Last Year's - 2018			Proposed - 2019	
Structure & Improvement Market Value				234,879			275,245	
Market Value of Non Ag/Timber Land				52,121			52,121	
Market Value of Ag/Timber Land				0			0	
Market Value of Personal Property/Minerals				0			0	
Total Market Value				287,000			327,366	
Productivity Value of Ag/Timber Land				0			0	
Assessed Value * (Possible Homestead Limitations, see asterisk below)				280,500			308,550	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)				280,500			308,550	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)				HS			HS	

2018 Exemption Amount	2018 Taxable Value	Taxing Unit	2019 Proposed Appraised Value	2019 Exemption Amount	2019 Taxable Value	2018 Tax Rate	2019 Estimated Taxes	2019 Freeze Year and Tax Ceiling**
57,400	223,100	FORT WORTH CITY OF	308,550	65,473	243,077	0.785000	1,908.16	
0	280,500	DENTON COUNTY	308,550	0	308,550	0.225574	696.01	
25,000	255,500	NORTHWEST ISD	308,550	25,000	283,550	1.490000	4,224.90	

Do NOT Pay From This Notice Total Estimated Tax: \$6,829.07

The difference between the 2014 appraised value and the 2019 appraised value is 40.48%. 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) decide whether property taxes increase. The appraisal district only determines your property's 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. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code.

** If you are age 65 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 your home. If you are a disabled person 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 taxing units other than your school have approved a limitation on your taxes in the preceding year, your other taxing units' taxes will not be higher than the first year your other taxing units' approved the limitation or the first year you qualified for the limitation. If you improved your property (by adding rooms, or buildings) the tax ceiling may increase for these improvements. If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the taxing units' tax ceiling.

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

If you wish to appeal, you must file a written protest with the ARB by the deadline date:

Deadline for filing a protest: May 17, 2019
Location of Hearing: 3911 MORSE ST, DENTON, TX 76208
ARB will begin Hearings: May 21, 2019

If you wish to appear and present evidence before the ARB, you may use the enclosed protest form to file your formal protest. The ARB will notify you of the date, time, and place of your scheduled hearing. You do not need to use the form to file your protest. You may protest by letter if the letter 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 940-349-3800 or at the address shown above.

Sincerely,
 Chief Appraiser

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Table with 6 columns: Taxing Unit, 2018 Exemption, 2018 Exemption Amount, 2019 Exemption, 2019 Exemption Amount, Difference. Row 1: FORT WORTH CITY OF NORTHWEST ISD, HS, 57,400, HS, 65,473, 8,073. Row 2: HS, 25,000, HS, 25,000, 0.

As required by Texas Property Tax Code, Sections 24.19(a)(4) and 25.19(b)(4), the information above reflects the type and amount of each exemption, if any, approved for the property for the proceeding and current tax years.