



COMAL APPRAISAL DISTRICT
900 S SEGUIN AVENUE
NEW BRAUNFELS, TX 78130
 www.comalad.org

Office: (830) 625-8597 Fax: (830) 625-8598
Date of Notice: April 14, 2023

2023 NOTICE OF APPRAISED VALUE

Property ID: 49807
 Ownership %: 100.00
 Geo ID: 450712004200
 DBA:
 Legal: RIVER CROSSING, LOT 42
 Situs: 138 RODEO DR SPRING BRANCH, TX 78070
 Owner ID: 1015839
 Website: www.comalad.org

**This is NOT a tax
Statement**

**Do Not Pay From
This Notice**

Appraisal Notice

A copy of this notice has been sent to your agent.

KILBARGER DWIGHT & KELLY
138 RODEO DRIVE
SPRING BRANCH, TX 78070-5930



Use this QR
Code to protest

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

Appraisal Information			Last Year - 2022		Proposed - 2023	
Structure & Improvement Market Value			562,341		723,150	
Market Value of Non Ag/Timber Land			158,130		158,130	
Market Value of Ag/Timber Land			0		0	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			720,471		881,280	
Productivity Value of Ag/Timber Land			0		0	
Appraised Value			615,263		676,789	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag. Commercial)			615,263		676,789	
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value	
144,094	471,169	COMAL COUNTY	676,789	176,256	500,533	
147,094	468,169	COMAL COUNTY LATERAL ROAD	676,789	179,256	497,533	
184,094	431,169	COMAL ISD	676,789	216,256	460,533	
0	615,263	(ESD1) COMAL COUNTY EMERGENCY SERVIC	676,789	0	676,789	
0	615,263	(ESD4) COMAL COUNTY EMERGENCY SERVIC	676,789	0	676,789	

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The difference between the 2018 appraised value and the 2023 appraised value is 49.30%.

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. To find more information regarding their contact information, please visit <https://comal.truthintaxation.com>.

* 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, use the QR code above, or complete the notice of protest form following the instructions included in the form and return no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 900 S. SEGUIN AVE

Deadline for filing a protest: May 15, 2023
 Location of hearings: 900 S SEGUIN AVE
 ARB will begin hearings: May 8th, 2023

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 (830) 625-8597 or at the address shown above.

Sincerely,

JEFFREY J. BOOKER

Chief Appraiser