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Mailing Address:
Information & Assistance Division
P.O. BOX 922004
Houston, TX 77292-2004



HARRIS COUNTY APPRAISAL DISTRICT

NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is **NOT** a tax bill. Do **NOT** pay from this notice.

1177270010023

Tax Year: **2021**

iFile Number: **04309384**

www.hcad.org/iFile

Please use this ACCOUNT NUMBER **U 1177270010023**
when inquiring about your property.

PROPERTY DESCRIPTION: 03/31/2021
LT 23 BLK 1
CYPRESSWOOD PLACE SEC 1



2021 1177270010023 03/31/2021 0000011808
NGUYEN TUYEN T
17422 PALISANDER CT
SPRING TX 77388-9710

PROPERTY LOCATION:
17422 PALISANDER CT
SPRING, TX 77388

Dear Property Owner:

This letter is your official notice of the 2021 property tax appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

By law, we must appraise property at market value. Market value is the price for which it would have sold on January 1 in the open market. You can find additional information about the reappraisal on our website at www.hcad.org and selecting Appraisal and then Reappraisal from the menu. If you have a homestead exemption and your 2021 market value increased by more than 10%, your 2021 appraised value may be less than the market value.

As of January 1, 2021, we appraised your property as shown below:

2021 Market Value: \$210,069

2021 Appraised Value: \$210,069

If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. You can file until **May 17, 2021**, or 30 days after the date this letter was mailed, whichever is later.

I have also included a protest form, but the easiest way to protest is to file online at www.hcad.org/iFile, using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at www.hcad.org.

Sincerely,

Roland Altinger, CAE, RPA, CTA
Chief Appraiser
Harris County Appraisal District

Below you'll find a breakdown of your property's market value as of January 1. We also show an **estimate** of the taxes you will pay if the taxing units do not change their tax rates. 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 your property. *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.*

THIS YEAR'S MARKET VALUE FOR ACCOUNT NUMBER 1177270010023		
Land Market Value	Buildings and Other Improvements	Total Market Value
30,304	179,765	210,069
APPRAISED VALUE		
Last Year's Appraised Value	This Year's Appraised Value	
196,300	210,069	

JURISDICTIONS AND EXEMPTION INFORMATION							
Taxing Jurisdiction	Last Year's Exemptions Amount	Last Year's Value After Exemptions	Exemptions Granted This Year (see explanation of codes below)	This Year's Exemptions Amount	This Year's Value After Exemptions	Last Year's Tax Rate	This Year's Estimated Taxes
017 KLEIN ISD	25,000	171,300		0	210,069	1.337300	2,809.25
040 HARRIS COUNTY	39,260	157,040		0	210,069	0.391160	821.71
041 HARRIS CO FLOOD CNTRL	39,260	157,040		0	210,069	0.031420	66.00
042 PORT OF HOUSTON AUTHY	39,260	157,040		0	210,069	0.009910	20.82
043 HARRIS CO HOSP DIST	39,260	157,040		0	210,069	0.166710	350.21
044 HARRIS CO EDUC DEPT	39,260	157,040		0	210,069	0.004993	10.49
045 LONE STAR COLLEGE SYS	5,000	191,300		0	210,069	0.107800	226.45
628 HC WCID 132	39,260	157,040		0	210,069	0.360000	756.25
637 HC EMERG SRV DIST 28	0	196,300		0	210,069	0.100000	210.07
666 HC EMERG SERV DIST 11	0	196,300		0	210,069	0.033334	70.02

The percentage difference between the 2016 appraised value of your property and the proposed 2021 appraised value is 1%.

If you have an over-65 or disabled person's homestead exemption, your school taxes are "frozen." This means they can't increase above the amount you paid in the first year you received the exemption, unless you make improvements to your home. Normal repairs and maintenance are not considered improvements.

HCAD will only appraise the portion of the property that is in Harris County. If part of your property extends into another county, the appraisal district for the other county will appraise the portion located within its boundaries. The appraisal review board will begin hearing 2021 protests on May 10, 2021, at 13013 Northwest Fwy, Houston, Texas, 77040. Other hearings are conducted year round.

Please call our office at (713) 957-7800 if you have concerns or need more information. All calls are taken in the order received. You are always welcome to visit in person. You'll find a great deal of information, including videos, about the appraisal and protest process on our website. The address is www.hcad.org.

In the event a protest or correction is filed on this account, we intend to use as part of our evidence any and all information included in this notice.

Exemption Codes: (common) RES = Residential Homestead; OVR = Over-65; DIS = Disability; (other) ABT = Abatement; HIS = Historical; LIH = Low Income Housing; PAR = Partial Residential Homestead; PDS = Partial Disability; PEX = Partial Total; POL = Pollution Control; POV = Partial Over-65; PRO = Prorated; SFT = Surviving Spouse First Responder Transfer; SOL = Solar; SSA = Surviving Spouse Active Duty; SSF = Surviving Spouse First Responder; STX = Surviving Spouse of Total Disabled Veteran; STT = Surviving Spouse Transfer of Total Disabled Veteran; SUR = Surviving Spouse Over-65; SSD = Surviving Spouse Disability; TOT = Total; VCH= Veteran Charitable Donated or Survivor; VT = Disabled Veteran or Survivor; VTX= 100% Disabled Veteran

