

VVA CHAPTER 1069 BENEFITS PRESENTATION, 5/10/17, PAGE 1 of 4

A. CONTACTS: To help you obtain information about claims or other needs:

- **VETERANS CRISIS LINE:** Veterans and loved ones can call (800) 273-8255 24/7 and then press 1 with total anonymity to speak to a professional counselor. A Houston Vet Center counselor, James Bailey, is available in Don Montoya's office on Thursdays for veterans and their families. Call Don's office at (979) 532-1311 for an appointment to see James Bailey. See forms on my desk for information.
- **Dwight Winkler,** 2254 CR 291, East Bernard, TX 77435; (979) 335-4464; lerwinkdd@aol.com
- **Don Montoya,** Wharton County Veterans Service Officer, 1017 N. Alabama Road, Wharton, TX 77488; (979) 532-1311, don.montoya@co.wharton.tx.us; **NEW OFFICE HOURS:** M, TUES, THUR (Wharton), 8:00a.m.-12:00 noon & 1:00 p.m.-5:00 p.m.; FRI (Wharton), 8:00a.m.-12:00 noon by appointment only & 1:00 p.m.-5:00 p.m. (Administrative time); On WED (El Campo library), 9:30 a.m.-3:30 p.m.
- **Vanessa Hicks-Callaway,** (Congressman Blake Farenthold's Veteran Advocate), (361) 894-6446, Vanessa.Hicks-Callaway@mail.house.gov
- **Matt Minor,** (Texas State Representative Phil Stephenson's Veteran Advocate), (281) 232-7900, Matt.Minor@house.state.tx.us

VA INQUIRY ROUTING & INFORMATION SYSTEM (IRIS), <https://iris.custhelp.com>

- **NEW VA PHONE NUMBER TO CALL 1-844-698-2311;** This new national toll-free number is a go to source for Veterans and their families who do not know what number to call at the VA. It is identified at the VA as **myVA311.**

B. APPRAISAL NOTICE 2017: You should have received a 2017 NOTICE OF APPRAISED VALUE if you own property in Wharton County AND your appraised value increased OR decreased by more than \$1,000 from 2016. You SHOULD still ask for a "NOTICE" if you did not receive a Notice. Please refer to pages 3 and 4 of this printout for the following:

1. **Account Number:** Check last year's statement or ask your county Central Appraisal District (CAD) at (979) 532-8931-Wharton County, Colorado County-(979) 732-8222 or Jackson County-(361) 782-7115.

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2. **Name(s):** Check to be sure the names or names are correct. (DW & CW)
3. **Property address:** Check to be sure the property address is correct. (2254 etc.)
4. **Acres:** Check to be sure your acreage (if applicable) is correct. Mine 50.06 acres.
5. **Und. Int.** (Undivided interest): Be sure it is correctly stated as 1.0 or .75 or .5 etc.
6. **Property Description:** Your survey should reflect this information.
7. **PROTEST BY:** Check the date on your statement. Mine is 6/02/2017.
8. **EXEMPTIONS GRANTED:** HS (homestead), O65 (Over age 65), VET1 (Disable veteran).

Go to page 4 for descriptions of the exemption amounts associated with each of the TAXING JURISDICTIONS in Wharton County. For example, on my 2017 Notice of Appraised Value, see page 3, my first TAXING UNIT (Taxing Jurisdiction) is East Bernard ISD. My exemption amount is \$47,000 which on page 4 shows HS=\$25,000, O65=\$10,000, and VET1 (Disabled Veteran column) =\$12,000 which totals to \$47,000. This means that the \$47,000 of EXEMPTED VALUE is deducted from my APPRAISED VALUE of \$314,278 to equal \$267,278.

9. **SPECIAL USE APPRAISALS:** AG5 (Different classes of agriculture use exemptions).

WHY AM I CONCERNED ABOUT MY OWN NOTICE?

Look at page 3 under LAND MARKET VALUE for 2016 compared to 2017! (\$145,174 compared to \$400,480!) My 50.06 acres went from \$2,900 an acre to \$8,000 an acre! I started by calling my CAD and asked to talk to an appraiser. The appraiser said that last year my land was in a "bracket" of 50 to 200 acres and that "bracket" was appraised at \$2,900 an acre. This year, my land was changed to the "bracket" of 15 to 60 acres and SOMEONE bought 17 acres at \$8,000 an acre about one mile from my property and therefore my land value increased from @2,900 an acre to \$8,000 an acre! The "brackets" can be changed and the ONE SALE of property can increase property appraised values from one year to the next. I have the choices of (a) doing nothing, (b) PROTESTING by 06/02/2017 (#7 above), and/or calling and visiting with the TAXING JURISDICTIONS to encourage them to reduce their TAX RATES (#10) and thus reduce my ESTIMATED TAXES (#10).

10. **TAX RATE:** Rates set by TAXING UNITS (JURISDICTIONS).
11. **ESTIMATED TAXES:** Amount of actual tax based on last year's tax rates and this year's taxable value.

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NOTE: THIS IS NOT A TAX STATEMENT!

DO NOT PAY FROM THIS NOTICE!

CENTRAL APPRAISAL DISTRICT OF WHARTON COUNTY

308 E MILAM, WHARTON TX 77488

Phone: (979) 532-8931

Fax: (979) 532-5691

NOTICE DATE: 05/03/2017

WWW.WHARTONCAD.NET

PROTEST BY: 06/02/2017



① ACCOUNT NUMBER
R033971

② WINKLER DWIGHT D ETUX CATHRYN A
2254 CR 291 RD
EAST BERNARD TX 77435

③ Property Address: 2254 CR 291 RD

④ Acres: 50.060

⑤ Und. Int.: 1.0000000

⑥ A20056 ABST.55
TRACT 57

PROPERTY DESCRIPTION

YEAR	PERSONAL PROPERTY	AG USE VALUE	LAND MARKET VALUE	STRUCTURES & OTHER IMPROVEMENT	TOTAL MARKET VALUE	APPROAISED VALUE WITH LIMITED INCREASE IF APPLICABLE
2016		20,326	145,174	2900/AC 237,185	382,359	267,555
2017		20,326	400,480	3000/AC 237,185	637,665	314,278

APPROAISED VALUE WITH LIMITED INCREASE IF APPLICABLE

STRUCTURES + OTHER IMPROVEMENT

TOTAL MARKET VALUE

APPRaised VALUE WITH LIMITED INCREASE IF APPLICABLE

+26,723

⑧ EXEMPTIONS GRANTED:

HS Q65 VET1

⑨ SPECIAL USE APPRAISALS:

AG5

Percent difference from 2012 Appraised Value: 16.65%

THIS YEAR'S TAXABLE VALUE

LAST YEAR'S TAX RATE

ESTIMATED TAXES

Last Year's Taxable Value	Taxing Unit	Exemption Amount	This Year's Taxable Value	Last Year's Tax Rate	Estimated Taxes
240,555	EAST BERNARD ISD	47,000	267,278	1.235000	2,937.25
265,555	COUNTY JR COLLEGE	22,000	292,278	0.137080	400.60
260,555	WHARTON COUNTY	27,000	287,278	0.435370	1,250.72
260,555	FM & LR	27,000	287,278	0.054630	156.94
260,555	ESD#1	27,000	287,278	0.030000	86.18
275,555	ESD#2	12,000	302,278	0.100000	302.28
260,555	CONS GROUNDWATER	27,000	287,278	0.008600	24.42

TAXING UNIT

FROZEN

0.006

86.18 172.36

TAX TOTAL ESTIMATED FOR 2017: \$5,188.39
\$5,244.57

2017 NOTICE OF APPRAISED VALUE

This is your Appraisal Notice explaining the appraised value placed on the referenced property. The estimated taxes are calculated by using the previous year's tax rates and the taxable value for this year. This is the amount you would pay if the governing body of each jurisdiction were to adopt the same tax rate as last year. The governing body of each of these taxing units decide whether or not taxes on property will increase and the appraisal district only determines the value of 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"

If you receive the Over-65 or Disabled Person exemption for a residence homestead, a participating jurisdiction's tax may not exceed your established tax ceiling, unless you have added land or improvements since the ceilings were set.

If you disagree with the proposed value or any other action the appraisal district may have taken, contact the CENTRAL APPRAISAL DISTRICT OF WHARTON COUNTY at (979) 532-8931. If the matter cannot be resolved, you have a right to schedule a hearing with the APPRAISAL REVIEW BOARD by filing a WRITTEN protest. A form is provided and additional forms are available at the appraisal district or you may write a letter.

You MUST provide your NAME, ADDRESS, PROPERTY DESCRIPTION (account number) AND SPECIFY the ACTION with which you DISAGREE (step 3 on form). The Protest must also be SIGNED.

The written Protest must be postmarked on or before 06/02/2017, ARB hearings will begin 06/12/2017.

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Exemptions VVA CHAPTER 1069 BENEFITS PRESENTATION 5/10/2017, PAGE 4

Tax Jurisdiction	General Homestead Or Local Option	Over 65 Homestead Or Local Option	Over Age Tax Cap	Disabled Person Or Local Option	Disabled Tax Cap	Disabled Veteran	Freeport	Goods In Transit
Wharton County	\$5,000	\$10,000	N	\$10,000	N	\$5,000-\$12,000	Y	EXEMPT \$27,000
Fm & Lr	\$8,000	\$7,000	N	\$7,000	N	\$5,000-\$12,000	Y	\$27,000
County Jr College	\$0	\$0	N	\$10,000	N	\$5,000-\$12,000		\$22,000
City Of East Bernard	\$0	\$10,000	N	\$10,000	N	\$5,000-\$12,000	Y	Y
City Of El Campo	\$0	\$10,000	Y	\$0	Y	\$5,000-\$12,000	Y	Y
City Of Wharton	\$0	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		
Boling ISD	\$25,000	\$10,000	Y	\$0	Y	\$5,000-\$12,000		
East Bernard ISD	\$25,000	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		\$47,000
El Campo ISD	\$25,000	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		
Hallettsville ISD	\$25,000	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		
Louise ISD	\$25,000	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		Y
Wharton ISD	\$25,000	\$10,000	Y	\$10,000	Y	\$5,000-\$12,000		Y
ESD#1 WC	\$5,000	\$0	N	\$10,000	N	\$5,000-\$12,000	Y	\$27,000
ESD#2 EB	\$0	\$0	N	\$0	N	\$5,000-\$12,000	Y	\$12,000
ESD#3	1%/\$5,000	\$7,000	N	\$7,000	N	\$5,000-\$12,000	Y	
ESD#4	\$0	\$0	N	\$0	N	\$5,000-\$12,000	Y	Y
Hospital District	\$5,000	\$13,000	N	\$0	N	\$5,000-\$12,000	Y	Y
Boling Water Dist	\$0	\$0	N	\$0	N	\$5,000-\$12,000	Y	Y
Cons Groundwater	\$5,000	\$10,000	N	\$10,000	N	\$5,000-\$12,000	Y	\$27,000
E Bernard Water Dist	\$5,000	\$10,000	N	\$10,000	N	\$5,000-\$12,000	Y	Y
Hungerford MUD	\$0	\$10,000	N	\$0	N	\$5,000-\$12,000	Y	Y
Isaacson MUD	\$0	\$0	N	\$0	N	\$5,000-\$12,000	Y	Y
Louise Water Dist	\$0	\$0	N	\$0	N	\$5,000-\$12,000	Y	

Online Links:

Wharton CAD (Central Appraisal District) Homepage: <https://www.whartoncad.net/>

Interactive Map: <http://gis.bisconsultants.com/whartoncad/>

Property Search: <http://esearch.whartoncad.net/>

Above Exemptions Page: <https://www.whartoncad.net/exemptions-2/>

For online protests go to: <http://www.whartoncad.net/OnlineProtest>