

Hall County Appraisal District
112 S. 5TH ST.
Memphis, Texas 79245-3300
Phone: 806-259-2393
Fax: 806-259-2384

2025 - NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement - Do NOT Pay From This Notice.

*** Per Texas Property Tax Code Section 25.027, this website notice does not include exemption information indicating that a property owner is 65 years of age or older.**

FRANKLIN BILLY RAY JR
720 N 19TH ST
MEMPHIS, TX 79245-2324

Location of ARB Hearings:
HALL COUNTY APPRAISAL DISTRICT
112 S. 5TH ST.
MEMPHIS, TEXAS 79245

Protest Deadline: **06/23/2025**
ARB Hearings to Begin: **7/8/2025 9:00:00AM**
Owner ID: **513094**

Website: hallcad.org Email: HALLCAD@HALLCAD.ORG

Postmark Date: 05/23/2025

Dear Property Owner:

This appraisal on the property listed below is for the 2025 tax year.

Beginning August 7th, 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.

Percent difference from 2020 is a 138.00% increase.

ACCOUNT NUMBER / PROPERTY DESCRIPTION	APPRAISAL INFORMATION	LAST YEAR APPRAISED VALUE	CURRENT YEAR MARKET VALUE	PROPOSED 2025 TAXABLE VALUE
ACCOUNT: 10180-00002-00034-000000 PARCEL: 203978 PROPERTY 2005 N 20TH ADDRESS: MEMPHIS, TX 79245 LEGAL: CORONADO HTS, MEMPHIS BLOCK: 2 LOTS: N 50 FT OF 3 & & S 32 FT OF 4 ACRES: 0.2070 Prop Type: R CATEGORY: A1 INTEREST: 1.000000	Total Market Value	57,520	68,590	
	Homestead Land Market Value	0	0	
	Homestead Improvement Value	0	0	
	Total Homestead Value	0	0	
	Total Homestead Market After Cap*	0	0	0
	Non-Homestead Land Market Value	2,210	2,210	
	Non-Homestead Improvement Value	55,310	66,380	
	Total Non-Homestead Value	57,520	68,590	
	Total Non-Homestead Market After CB**		68,590	68,590
	Land Market Value	0	0	
	Agricultural/Timber Value	0	0	0
	Total Proposed Taxable Value (with HS Cap/Circuit Breaker if applicable)	57,520		68,590

Taxing Units	Exemption Type for Last Year	Exemption Amount for Last Year	Exemption Type for Current Year	Exemption Amount for Current Year	Exemption Amount Cancelled or Reduced from Last Year	Last Year Taxable Value (less exemptions)	Current Year Taxable Value (less exemptions)	Estimated Tax Rate	Proposed Tax Estimate
HALL COUNTY		0		0	0	57,520	68,590	0.72000000	\$493.85
HALL COUNTY I&S		0		0	0	57,520	68,590	0.07905100	\$54.22
CITY OF MEMPHIS		0		0	0	57,520	68,590	0.41088800	\$281.83
MEMPHIS-LAKEVIEW ISD		0		0	0	57,520	68,590	0.79580000	\$545.84
WATER DISTRICT		0		0	0	57,520	68,590	0.04700000	\$32.24
HALL COUNTY HOSPITAL DISTRICT		0		0	0	57,520	68,590	0.15600000	\$107.00
ESTIMATE OF PROPERTY'S TOTAL TAXES:									\$1,514.98

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. 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).

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest. **The Appraisal Review Board will begin hearing protests on 7/8/2025 9:00:00AM.** To file a protest, complete the notice of protest form by following the instructions included on the form and, no later than **06/23/2025**, mail or deliver the form to the appraisal review board at the following address: 112 S. 5TH ST., Memphis, Texas 79245-3300.

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.

Attention for Non-Homestead Properties: 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

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INFORMATION REGARDING ONLINE PROTESTS

The Hall County Appraisal District is offering the option to electronically file a Notice of Protest on your property . This is mandated by the Texas Property Tax Code Section 41.415.

When you receive your property Notice of Appraised Value in the mail , you may choose to protest your value online by visiting our website at hallcad.org and use the following instructions.

Click on the "Online Protest" menu item located under Services. If you choose to come in to the appraisal district or call the appraisal district and initiate an inquiry and/or send in your protest by mail, you will not be able to protest online.

You will need to create an online profile to submit a protest online . If you have not already done so, you can click the "Sign Up" button and enter your information. Once you have signed in, you will be able to add your property to your dashboard.

Enter your Online Owner PIN (that is located on your Notice of Appraised Value) in the box and click "Add Property". You can then click on the house icon to view your property details and click on "File A Protest".

If you have already created an online profile, please sign in and follow the steps above by clicking on the house to view the property details and click on "File A Protest".

If you think you should be eligible to file a protest online but cannot, please contact us at 806-259-2393.

Fill out the form by answering all questions. When all questions are completed, you will be required to agree to sign the protest digitally, and you will have the ability to view and/or print your own copy of the protest for your records. A copy of your protest will also be saved on your dashboard to access at any time.

The Hall County Appraisal District will receive a notification of your protest and will contact you regarding your request .

You or your property (including inherited property) may qualify for one of these residence homestead exemptions. Contact your appraisal district for more information.

Partial Exemptions	Total Exemptions
• General Residence homestead • Disabled veteran or surviving spouse/child • Person age 65 or older or surviving spouse • Disabled person • Temporary damage by disaster • Donated Residence Homestead of Partially Disabled Veteran	• 100% disabled veteran or surviving spouse • Surviving spouse of armed services member killed in line of duty • Surviving spouse of a first responder killed or fatally injured in the line of duty