



TEXAS DEPARTMENT OF LICENSING & REGULATION

Enforcement Division • PO Box 12157 • Austin, Texas 78711 • (512) 539-5600 • Fax (512) 539-5698

www.tdlr.texas.gov

November 1, 2021

RANDALL ARMSTRONG
2500 HANDLEY EDERVILLE RD
RICHLAND HILLS TX 76118 6909

Re: Complaint filed against Chandler B Crouch, case #PTC20220001854/
Tracking #s 123514, 124004, & 124267

Dear Randall Armstrong:

The Texas Department of Licensing and Regulation (the Department) has received the complaint filed against Chandler B Crouch. The complaint has been opened for investigation under case number PTC20220001854. This case is assigned to Investigator Robert Nino, who will be contacting you for information regarding the complaint.

You may contact Investigator Nino by email at Robert.Nino@tdlr.texas.gov, by phone (210) 838-0042, or by mail at: TDLR-Enforcement Division, P.O. Box 12157, Austin, TX 78711. Please provide the case number on all correspondence.

A brief description of the Department's complaint policies and procedures can be found on our website at <http://www.tdlr.texas.gov/investigation.htm>. If you cannot access this information or you would like a copy mailed to you, please call the Enforcement Division at 512-539-5600.

Sincerely,

Jessica Sanchez

Jessica Sanchez
Intake Legal Assistant
Enforcement Division

Randy Armstrong

From: Randy Armstrong
Sent: Tuesday, November 09, 2021 9:30 AM
To: Randy Armstrong
Subject: RE: Complaint PTC20220001854-Chandler Crouch

Mr. Nino,

Sorry I gave you incorrect information in my earlier e-mail. The final valuation for 7308 John McCain was lowered in the hearing to \$900,000. The \$882,000 was the value request by Mr. Crouch.

Also, the original notified value was \$1,090,164.

Randy Armstrong

From: Randy Armstrong
Sent: Tuesday, November 09, 2021 9:19 AM
To: 'Robert Nino' <Robert.Nino@tdlr.texas.gov>
Subject: RE: Complaint PTC20220001854-Chandler Crouch

Hi Mr. Nino,

Mr. Crouch protested the notified market value of \$1,123,844, the final valuation for 7308 John McCain was lowered in the hearing to \$882,000.

Thank you for the communication.

Randy Armstrong

Director of Residential Appraisal

Tarrant Appraisal District

rarmsstrong@tad.org

817-595-6088

From: Robert Nino <Robert.Nino@tdlr.texas.gov>
Sent: Tuesday, November 09, 2021 4:53 AM
To: Randy Armstrong <RARmsstrong@TAD.org>
Subject: Complaint PTC20220001854-Chandler Crouch

CAUTION: This email originated from outside of TAD. If it contains attachments and / or embedded links, please do not open them unless you (1) recognize the sender and (2) are certain that the content is safe. For assistance determining if an attachment or link is safe, please contact Tech Support before opening.

Mr. Armstrong,

I am in receipt of your complaint on Mr. Crouch and his June 16, 2021 hearing of the property at 7308 John McCain. Mr. Crouch has contacted me by email and I have replied with questions to him regarding the matter. I will stay in contact with you as he responds. What was the outcome of the June 16, 2021 hearing regarding the final valuation of the property?

Thank you

Robert Nino
Investigator
Texas Department of Licensing and Regulation (TDLR)
San Antonio
210-838-0042 (cell)
512-539-5694 (fax)
Robert.Nino@tdlr.texas.gov

WARNING / LEGAL DISCLAIMER- STATE AGENCY SENSITIVE

All information contained in this email is considered the property of the Texas Department of Licensing & Regulation (TDLR). It may contain confidential and/or legally privileged information. It is intended to be read only by the individual or entity to whom it is addressed or by their designee. Unauthorized interception, review, distribution, use, or disclosure to any news media, general public, or unauthorized individual(s) in any form may violate applicable laws and/or TDLR policy and subject the violator to civil and/or criminal penalties. In the event you are NOT the intended recipient and have received this email in error, any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. You are asked to contact the sender immediately and destroy all copies of this communication.

Randy Armstrong

From: Randy Armstrong
Sent: Tuesday, November 09, 2021 12:34 PM
To: 'Robert Nino'
Subject: RE: [External Email] Complaint PTC20220001854-Chandler Crouch

Okay, I understand your question now. No, not that I am aware of, Mr. Crouch should have been pleased with the decision. Unless he has filed for arbitration or litigation that I am not aware of the \$900,000 is the final value.

Randy

From: Robert Nino <Robert.Nino@tdlr.texas.gov>
Sent: Tuesday, November 09, 2021 11:27 AM
To: Randy Armstrong <RArmstrong@TAD.org>
Subject: RE: [External Email] Complaint PTC20220001854-Chandler Crouch

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Sure-just trying to determine if there was an appeal to that decision by Mr. Crouch.

From: Randy Armstrong <RArmstrong@TAD.org>
Sent: Tuesday, November 9, 2021 11:12 AM
To: Robert Nino <Robert.Nino@tdlr.texas.gov>
Subject: RE: [External Email] Complaint PTC20220001854-Chandler Crouch

Mr. Nino,

Sorry, not sure I understand the context of your question? Based on the lowering - "was there any protest to that figure" Could you expand please.

Thanks

Randy Armstrong

From: Robert Nino <Robert.Nino@tdlr.texas.gov>
Sent: Tuesday, November 09, 2021 10:55 AM
To: Randy Armstrong <RArmstrong@TAD.org>
Subject: RE: [External Email] Complaint PTC20220001854-Chandler Crouch

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Mr. Armstrong,

Based on the lowering, was there any protest to that figure. I am thinking probably not,

but wanted to make sure. Thank you
Robert Nino

From: Randy Armstrong <RArmstrong@TAD.org>
Sent: Tuesday, November 9, 2021 9:32 AM
To: Robert Nino <Robert.Nino@tdlr.texas.gov>
Subject: [External Email] Complaint PTC20220001854-Chandler Crouch

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Randy Armstrong
Director of Residential Appraisal
Tarrant Appraisal District
rarmstrong@tad.org
817-595-6088

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Robert Nino
Investigator
Texas Department of Licensing and Regulation (TDLR)
San Antonio
210-838-0042 (cell)
512-539-5694 (fax)
Robert.Nino@tdlr.texas.gov

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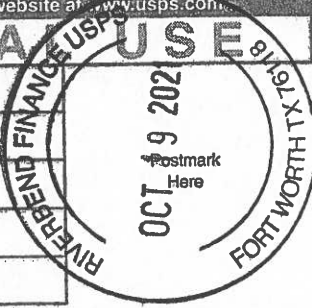
7009 3410 0001 2279 6182

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Total Postage & Fees	\$



Sent To: **TDLR - ENFORCEMENT DIVISION**
 Street, Apt. No., or PO Box No.: **P.O. BOX 12157**
 City, State, ZIP+4: **AUSTIN, TX 78711**



TEXAS DEPARTMENT OF LICENSING & REGULATION

COMPLAINT FORM

Your Tracking Number is: TRACK0124004

The complaint you filed with the Texas Department of Licensing and Regulation has been received and forwarded to Enforcement intake staff for review. We appreciate you bringing your concerns to our attention. This matter is important to us. Identifying violations of the law is one of the most essential functions of a regulatory agency. We will contact you again after we have completed our initial review of your complaint.

Additional documentation in support of your complaint may be faxed to (512)539-5698 or mailed to TDLR, P.O. Box 12157, Austin, Texas 78711. Please include the tracking number shown above on all documentation related to this matter. Please do not send original documents. All documents you send us will be scanned, electronically saved, and then destroyed.

Type of Complaint: Property Tax Consultant

A.

Would you be willing to testify if this case results in a hearing? Yes

B. You, as the complaining party:

Name: Randall C. Armstrong

Company: Tarrant Appraisal District

Address: 2500, Handley-Ederville Rd.

City/State/Zip: Fort Worth, TX 76118

Work Phone: 8175956088 Home Phone: Mobile Phone:

Fax: E-mail: ramstrong@tad.org

C. The person or firm you are complaining about: (Also delivered VIA certified mail receipt 7009 3410 0001 2279 6182) Chandler Crouch, Property

Name: Chandler Crouch

Company Name: Chandler Crouch Realtors

Physical Address: 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Mailing Address 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Office Phone: 8179284300 Fax: Mobile Phone:

E-mail: License or Registration #: 12363

D. EXPLANATION: Describe your complaint in detail.

Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker continues to intentionally mislead Tarrant County taxpayers and members of the Tarrant Appraisal Review Board (TARB) with his testimony in 2021 "market value" protest hearings. As authorized agent, Mr. Crouch has filed 22,056 +- protests for Tarrant County property owners in 2021. Of these 22,056 +- accounts he protested, he has appeared in person to present evidence before the TARB for approximately 2200 properties. For the remaining 21,326 +- properties, Mr. Crouch has filed sworn affidavits containing more than District (TAD) to process and image. Most of the affidavits submitted by Mr. Crouch contain false testimony accusing TAD of "violating Uniform Standard of Professional Appraisal Practice (USPAP) standards". Mr. Crouch's only intent is to discredit TAD staff and TAD evidence hoping to mislead and confuse the TARB into accepting his opinion of value that is usually well below the current market value of the property. As proof of his false statements of TAD violating USPAP standards, I will provide a small sample of the affidavits for two property records that Mr. Crouch presented to the TARB in 2021 as examples of these inflammatory and false accusations. There are literally thousands of other examples that can be provided if requested. 9644 Ben Hogan Ln - Account # 40843130 7615 Watercrest Ln - Account # 41666941 The Facts The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. Promotion and preservation of the public's trust is an integral part in appraisal practice and an appraiser has an obligation not to misrepresent his or her role when providing valuation services that are outside appraisal practice. TAD is, in fact, in full compliance with USPAP Standard 5 & 6 that is universally identified as the mass appraisal standards rule and is also in complete compliance with requirements of the Property Tax Code as well. Should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Practice (USPAP) standards"? Mr. Crouch's only intent is to discredit TAD staff and TAD evidence hoping to mislead and confuse the TARB into accepting his opinion of value that is usually well below the current market value of the property. As proof of his false statements of TAD violating USPAP standards, I will provide a small sample of the affidavits for two property records that Mr. Crouch presented to the TARB in 2021 as examples of these inflammatory and false accusations. There are literally thousands of other examples that can be provided if requested. 9644 Ben Hogan Ln - Account # 40843130 7615 Watercrest Ln - Account # 41666941 The Facts The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. Promotion and preservation of the public's trust is an integral part in appraisal practice and an appraiser has an obligation not to misrepresent his or her role when providing valuation services that are outside appraisal practice. TAD is, in fact, in full compliance with USPAP Standard 5 & 6 that is universally identified as the mass appraisal standards rule and is also in complete compliance with requirements of the Property Tax Code as well. Should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Practice (USPAP) standards"? USPAP Standard Rule 5-4 requires the development of models that are essential to credible mass appraisal results as well as the use of recognized techniques for calibrating mass appraisal models. (Refer to 2020 Mass Appraisal Report, Page 14 to 24) Again, should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Professional Appraisal Practice (USPAP) standards"? TAD's Biennial 2019-2020 Reappraisal was

[Privacy and Security Policy](#) [Accessibility](#) [Open Records Policy](#) [Link Policy](#) [Section 6.05\(i\) PTC](#), is the requirement that all appraisal districts must develop a Compact with Texas. [Report Suspected Fraud, Waste or Abuse](#) [Texas.gov](#) [Statewide Search](#) [Texas Homeland Security](#) [Texas Veterans Portal](#) [Contact TDLR](#) [Board of directors of an appraisal district shall develop biennially a](#)

approved by the TAD Board of Directors on 08/14/2020 and is posted on TAD's website for public view. (Refer to TAD Biennial Reappraisal Plan approved by the TAD Board of Directors 8/14/2020) Additionally, The Texas Comptroller of Public Accounts, Glen Hegar, conducts a biennial Methods and Assistance Program (MAP) on all 252 Appraisal Districts in Texas. TAD has historically passed the MAP review every year it has been conducted. In the most recent MAP Review conducted in 2020, (Copy Provided) TAD passed the review in accordance with Tax Code 5.102(a) and related Comptroller Rule 9.301. Every single requirement or category of the MAP review was passed by TAD including the "Appraisal Standards, Procedures and Methodology". Again, should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Professional Appraisal Practice (USPAP) standards"? As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole. Factors for Consideration: Seriousness Misrepresentations of fact in TARB hearings to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Along w

October 19, 2021

Complaint – Charge (Also delivered VIA certified mail receipt 7009 3410 0001 2279 6182)

Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker continues to intentionally mislead Tarrant County taxpayers and members of the Tarrant Appraisal Review Board (TARB) with his testimony in 2021 “market value” protest hearings.

As authorized agent, Mr. Crouch has filed 22,056 +- protests for Tarrant County property owners in 2021. Of these 22,056 +- accounts he protested, he has appeared in person to present evidence before the TARB for only approximately 730 properties. For the remaining 21,326 +- properties, Mr. Crouch has filed sworn affidavits containing more than 191,000 pages of evidence for Tarrant Appraisal District (TAD) to process and image. Most of the affidavits submitted by Mr. Crouch contain false testimony accusing TAD of “violating Uniform Standard of Professional Appraisal Practice (USPAP) standards”. Mr. Crouch’s only intent is to discredit TAD staff and TAD evidence hoping to mislead and confuse the TARB into accepting his opinion of value that is usually well below the current market value of the property. As proof of his false statements of TAD violating USPAP standards, I will provide a small sample of the affidavits for two property records that Mr. Crouch presented to the TARB in 2021 as examples of these inflammatory and false accusations. There are literally thousands of other examples that can be provided if requested.

9644 Ben Hogan Ln – Account # 40843130

7615 Watercrest Ln – Account # 41666941

The Facts

The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. Promotion and preservation of the public’s trust is an integral part in appraisal practice and an appraiser has an obligation not to misrepresent his or her role when providing valuation services that are outside appraisal practice. TAD is, in-fact, in full compliance with USPAP Standard 5 & 6 that is universally identified as the mass appraisal standards rule and is also in complete compliance with requirements of the Property Tax Code as well. Should Mr. Crouch be allowed to advertise that TAD is “violating Uniform Standard of Professional Appraisal Practice (USPAP) standards”?

Section 6.05(i) PTC, is the requirement that all appraisal districts must develop a scope of work, as required by USPAP. The Biennially Reappraisal Plan is the district’s scope of work for a mass appraisal assignment. To ensure adherence with generally accepted appraisal practices, the board of directors of an appraisal district shall develop biennially a written plan (Copy of TAD’s Adopted Plan Provided) for periodic reappraisal of all property within the boundaries of the district according to the requirements

of Section 25.18 of the Property Tax Code (PTC). Again, should Mr. Crouch be allowed to advertise that TAD is “violating Uniform Standard of Professional Appraisal Practice (USPAP) standards”?

USPAP Standard Rule 5-4 requires the development of models that are essential to credible mass appraisal results as well as the use of recognized techniques for calibrating mass appraisal models. (Refer to 2020 Mass Appraisal Report, Page 14 to 24) Again, should Mr. Crouch be allowed to advertise that TAD is “violating Uniform Standard of Professional Appraisal Practice (USPAP) standards”?

TAD’s Biennial 2019-2020 Reappraisal was approved by the TAD Board of Directors on 08/14/2020 and is posted on TAD’s website for public view. (Refer to TAD Biennial Reappraisal Plan approved by the TAD Board of Directors 8/14/2020)

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As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole.

Factors for Consideration:

Seriousness

Misrepresentations of fact in TARB hearings to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Along with being totally unethical, Mr. Crouch’s actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. These tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency.

Mr. Crouch chose to submit to Tarrant Appraisal District 21,326 sworn affidavits full of false statements and in my opinion has violated the Code of Ethics for Property Tax Consultants. For your reference I am including the TDLR Code of Ethics and Professional Responsibility 66.100 (j) that should also be a part of your investigation.

66.100. Code of Ethics and Professional Responsibility. (*Amended effective February 1, 2006, 31 TexReg 487*)

(j) A registrant shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, a prospective client or employer, or a public agency or representative of a public agency.

Respectfully,

Randy Armstrong

Director of Residential Appraisal

Tarrant Appraisal District

rarms@tad.org

817-595-6088

Attachments:

2021 Property Value Notice – 9644 Ben Hogan Ln - 40843130

2021 Property Value Notice – 7615 Watercrest Ln - 41666941

2021 Property Owner's Affidavit of Evidence – 9644 Ben Hogan Ln. - 40843130

2021 Property Owner's Affidavit of Evidence – 41666941 – 7615 Watercrest Ln.

2020 Comptroller of Public Accounts Methods and Assistance Program Report for Tarrant County

2020 Mass Appraisal Report – Tarrant Appraisal District

2021-2022 Biennial Reappraisal Plan – Tarrant Appraisal District

TDLR License Data – Chandler Crouch

66.100 TDLR Code of Ethics & Professional Responsibility

NAR Code of Ethics for Texas Realtors

[License Data Search Results](#) | [Search Again](#) | [Back](#)

Please be aware that all TDLR licensees with a renewable license expiring on or after August 1, 2020 and before or on September 18, 2021 are considered to hold an emergency license valid for up to 120 days after their expiration date.
 More info: <https://www.tdlr.texas.gov/emergency-licenses.htm>

4 Records Found

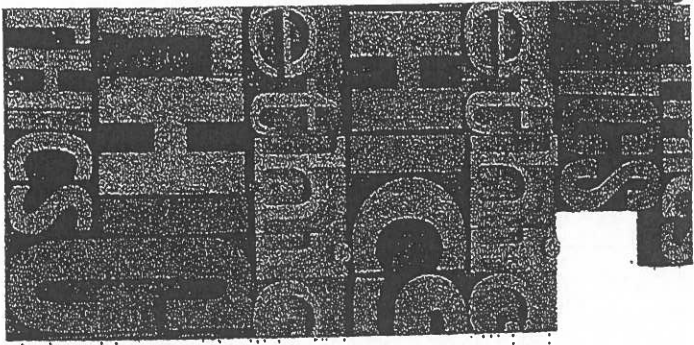
License#	Exp Date	Name	City	Zip	County	Phone
ACTech(C) - 12363	04/08/2022	MCREYNOLDS, JASON L			WILSON	
TACL E00012363E	07/17/2022	MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)			TARRANT	
JE - 12363	07/05/2021	DAVILA, MARK S.			BEXAR	
PTC - 12363	08/28/2023	CROUCH, CHANDLER BARNARD			TARRANT	

If license not found, please contact Customer Service at 800-803-9202

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66.100. Code of Ethics and Professional Responsibility. (Amended effective February 1, 2006, 31 TexReg 487)

- (a) A registrant shall not participate, whether individually, or in concert with others, in any plan, scheme, or arrangement attempting or having as its purpose the evasion of any provision of the Act or commission rule.
- (b) A registrant shall not directly or indirectly or in any manner whatsoever lend his/her registration or identification to any person, firm or corporation for the purpose of evading any provision of the Act or commission rule.
- (c) A registrant shall exercise reasonable care and diligence to prevent persons under his/her supervision from engaging in conduct which would violate any provision of the Act or commission rule.
- (d) A registrant shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetence while performing property tax consulting services.
- (e) A registrant shall promptly report to the department any known violation of the Act or commission rule.
- (f) A registrant shall cooperate fully with the department in the investigation of an alleged violation of the Act or commission rule.
- (g) A registrant shall not offer or promise anything of value with the intent of inducing a person who is performing a public duty to perform or fail to perform any act related to such public duty.
- (h) A registrant shall not contract for or accept compensation or anything of value for services not performed.
- (i) A registrant shall not knowingly or intentionally engage in any false or misleading conduct or advertising with respect to client solicitation.
- (j) A registrant shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, a prospective client or employer, or a public agency or representative of a public agency.
- (k) A registrant shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law.
- (l) A registrant shall not state or imply that the registrant represents a person or firm that the registrant does not in fact represent.
- (m) A registrant shall not solicit or advertise property tax consulting services by claiming a specific result or stating a conclusion regarding such services without prior analysis of the facts and circumstances pertaining thereto.



BASIC PRINCIPLES OF THE NAR CODE OF ETHICS

1. Protect and promote your client's interests, but be honest with all parties.
2. Avoid exaggeration, misrepresentation, and concealment of pertinent facts. Do not reveal facts that are confidential under the scope of your agency relationship.
3. Cooperate with other real estate professionals to advance your client's best interests.
4. When buying or selling, make your position in the transaction of interest known.
5. Disclose present or contemplated interest in any property to all parties.
6. Avoid side deals without your client's informed consent.
7. Accept compensation from only one party, except with full disclosure and informed consent.
8. Keep the funds of clients and customers in escrow.
9. Assure, whenever possible, that transactional details are in writing.
10. Provide equal service to all clients and customers.
 - 1.1. Be knowledgeable and competent in the fields of practice in which you ordinarily engage. Obtain assistance or disclose lack of experience if necessary.
 - 1.2. Communicate honestly and present a true picture in your advertising, marketing, and other public representations.*

(...continued on back)





2021 PROPERTY VALUE NOTICE

04-15-2021

TARRANT APPRAISAL DISTRICT
2500 HANDLEY-EDERVILLE ROAD
FORT WORTH, TX 76118

To file a protest and see additional value,
exemption and sales information, go to:
www.TAD.org

★ ACCOUNT NUMBER: 40843130 ★

11730
CHANDLER CROUCH
ANJONETTE COLVIN
9500 RAY WHITE RD 2ND FLOOR
FT WORTH TX 76244

Duplicate of Original

Property Description and Address
HERITAGE ADDITION-FORT WORTH BLOCK 100 LOT 22
06 EENHOVEN



MAY 17, 2021
IS YOUR PROTEST DEADLINE

Table with 5 columns: 2020 Market Value, For Questions Please Call, 2021 Market Value, 2021 Appraised Value, and Messages. It details property values, exemptions, and tax units.

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. NOTE: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes.

Table showing 2020 Exemptions Granted Amounts for County, Hospital, College, School, and City.

Table showing 2021 Exemptions Granted Amounts for County, Hospital, College, School, and City.

Table showing Exemptions Cancelled/Reduced for County, Hospital, College, School, and City.

If you disagree with the proposed value, contact the TARRANT APPRAISAL DISTRICT (TAD) at (817) 284-3925. If the APPRAISAL DISTRICT cannot resolve the problem, you have the right to appeal to the APPRAISAL REVIEW BOARD (ARB). IN ORDER TO APPEAL YOU MUST FILE A WRITTEN PROTEST WITH THE ARB NO LATER THAN MAY 17, 2021.



2021 PROPERTY VALUE INFORMATION

03-13-2021

THIS IS NOT A TAX CODE 25.19 NOTICE*

★ Account Number: 41666941 ★

SUSAN M NUSSELL
MARK J NUSSELL

Property Description and Address
LAKEVIEW WEST Block A Lot 46
7615 WATERCREST LN

May 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value 393,557	For Questions Please Call: Value 817-284-3925	2021 Market Value 70,000 LAND	2021 Appraised Value	Messages Percent Market Value Change from 2016 is 9%
2020 Appraised Value 393,557	Address 817-284-4063	323,557 IMPR		
	Exemptions 817-284-4063	393,557 TOTAL	393,557 TOTAL	
2020 Taxable Value 393,557 393,557 393,557 368,557 354,201	Taxing Units TARRANT COUNTY TARRANT COUNTY HOSPITAL TARRANT COUNTY COLLEGE MANSFIELD ISD CITY OF GRAND PRAIRIE		2021 Taxable Value 393,557 393,557 393,557 368,557 354,201	

"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." Note: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes. If you receive the QVER-65 or Disabled Persons exemption for a residence homestead, a participating jurisdiction's taxes may not exceed your established tax ceiling UNLESS you have added property improvements since the ceilings were set.

2020 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
Homestead				25,000	39,356			

2021 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
Homestead				25,000	39,356			

Exemptions Cancelled/Reduced	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL

**This property does not qualify for a notice of appraised value this year per Texas Property Tax Code 25.19, however, you may still file a protest with the Tarrant Appraisal Review Board if you disagree with the value per Texas Property Tax Code 41.41.*

Property Owner's Affidavit of Evidence

Form 50-283

Tarrant

Tax Year **2021**

40843130

Appraisal District's Name

Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner or Lessee

COLVIN, ANJONETTE (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

9644 BEN HOGAN LN, FORT WORTH, TX, 76244

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

9644 BEN HOGAN LN

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
| <input checked="" type="checkbox"/> Value is unequal compared with other properties. | <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland. |
| <input type="checkbox"/> Property should not be taxed in _____
(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | <input type="checkbox"/> Owner's name is incorrect. |
| <input type="checkbox"/> Failure to send required notice. _____
(type) | <input type="checkbox"/> Property description is incorrect. |
| <input type="checkbox"/> Exemption was denied, modified or cancelled. | <input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| <input type="checkbox"/> Temporary disaster damage exemption was denied or modified. | <input type="checkbox"/> Other: _____ |

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: **9**

SECTION 5: Statement of Facts or Arguments

State all facts or arguments that may help resolve your case.

TAD's proposed market value is incorrect and/or the property is not being equally valued when compared to other properties as supported by the attached evidence. Attached you will find my opinion of value and supporting evidence for both Market Value and/or Unequal protests.

SECTION 6: Hearing Type

Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

- I do **not** intend to appear at the hearing, either in person or by telephone conference call.
This affidavit and the evidence and/or argument submitted with it may be used for the hearing if I do not appear in person at the hearing.
- I intend to appear **in person** at the hearing.
This affidavit may not be used for the hearing if I do appear in person at the hearing.
- I intend to appear **by telephone conference call** for the hearing.
This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.
If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

NOTE: You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend **NOT** to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 7: Name and Signature

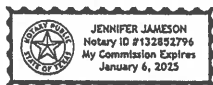
State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Chandler Crouch. I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
2. Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
3. Any materials I am submitting as evidence comprise a total of 9 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21
[Signature]
Affiant Signature

SWORN TO AND SUBSCRIBED before me on the
28th day of May, 20 21



Jennifer Jameson
Notary Public, State of Texas

January 6, 2025
My Commission Expires

Jennifer Jameson
Notary's Printed Name

Important Information

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FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should NOT be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. **Do not file this document with the Texas Comptroller of Public Accounts.**

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 40843130

Property Address: 9644 BEN HOGAN LN

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$428,915

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	40843130	40843203	41145550	40842150
Neighborhood	03K3001	03K3001	03K3001	03K3001
Address	9644 BEN HOGAN LN	4805 BOB WILLS DR	4713 EXPOSITION WAY	4812 BOB WILLS DR
Improvement Type	Residential/Single Family	Residential/Single Family	Residential/Single Family	Residential/Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Good	Good	Good	Good
Year Built	2007	2006	2007	2006
Actual Area	3,870	3,816	3,842	3,701
Land Value	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Garage Value	\$18,780.00	\$20,226.00	\$23,547.00	\$17,361.00
Pool Value	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2007	2006	2007	2006
Notified Value	\$453,016	\$417,924	\$454,251	\$436,594
Comp Object Index Value	0	32	53	55
Value/				
Median Value	\$428,915.01	\$418,621.62	\$419,512.00	\$440,364.97
Indicated Value	\$428,915.00			

Valuation Date: 01/01/2021

Date Printed 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	40843130	40843122	40842495	40843076
Neighborhood	03K300L	03K300L	03K300L	03K300L
Address	9644 BEN HOGAN LN	9640 BEN HOGAN LN	9721 BEN HOGAN LN	9620 BEN HOGAN LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Good	Good	Good	Good
Year Built	2007	2007	2006	2006
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Actual Area	3,870	3,625	3,557	3,564
Land Value	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Garage Value	\$18,780.00	\$17,442.00	\$19,917.00	\$17,361.00
Pool Value	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2007	2007	2006	2006
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Notified Value	\$453,016	\$432,078	\$427,601	\$425,649
Comp Object Index Value	0	62	81	89
Value/				
Median Value	\$428,915.01			
Indicated Value	\$428,915.00	\$433,661.00	\$428,915.01	\$429,502.25

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: HERITAGE ADDITION-FORT WORTH-100-22
 AppSiteId: 140843130

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 7	Comp 8	Comp 9
PIN	40843130	40842746	40842533	41145747
Neighborhood	03K300L	03K300L	03K300L	03K300L
Address	9644 BEN HOGAN LN	9708 BEN HOGAN LN	9737 BEN HOGAN LN	9720 ARMOUR DR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Good	Good	Good	Good
Year Built	2007	2007	2009	2007
Actual Area	3,870	3,511	3,931	3,420
Land Value	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Garage Value	\$18,780.00	\$20,289.00	\$31,856.00	\$17,442.00
Pool Value	\$20,000.00	\$20,000.00	\$0.00	\$29,000.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	200	2007	2009	2007
Notified Value	\$453,016	\$425,732	\$423,000	\$415,495
Comp Object Index Value	70	86	97	103
Value/				
Median Value	\$428,915.01			
Indicated Value	\$428,915.00	\$421,882.00	\$425,633.00	\$417,283.00

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 40843130

Property Address: 9644 BEN HOGAN LN

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached):	\$408,120
Final Market Indicated Value:	\$408,120

My Opinion of Value for the Incorrect Market Value protest: \$408,120

REBUTTAL Of TAD's EVIDENCE:

The following comps used by TAD were found to be deficient for the following reasons:

TAD's Comp #	Address	Reason Deficient
#1	4800 BOB WILLS DR	<ul style="list-style-type: none">Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.
#4	9645 BEN HOGAN LN	<ul style="list-style-type: none">Other properties deemed more comperable
#5	4801 SAM BASS CT	<ul style="list-style-type: none">Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.Comp lot is not comparable due to proximity to Cul De Sac
#6	9620 BIRDVILLE WAY	<ul style="list-style-type: none">Other properties deemed more comperable

TAD and I share these comps:

TAD's Comp#	Owner's Comp#	Address
2	2	9700 BIRDVILLE WAY
3	6	9600 BIRDVILLE WAY

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	40843130	40842096	41145909	40843122
Neighborhood	03K300L	03K300L	03K300L	03K300L
Address	9644 BEN HOGAN LN	4805 MCBREYER PL	9700 BIRDVILLE WAY	9640 BEN HOGAN LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Good	Good	Good	Good
Year Built	2007	2005	2007	2007
		Value	Value	Value
		3,898	4,005	3,625
		Rate	Rate	Rate
		\$1.00	\$1.00	\$1.00
		Adj.	Adj.	Adj.
		(\$28.00)	(\$135.00)	\$245.00
Actual Area	3,870			
Land Value	\$89,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Garage Value	\$18,780.00	\$18,303.00	\$16,680.00	\$17,442.00
Pool Value	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2007	2005	2007	2007
		Value	Value	Value
		\$394,349.00	\$427,465.00	\$435,000.00
		Rate	Rate	Rate
		0.50%	0.50%	0.50%
		Adj.	Adj.	Adj.
		\$3,900.00	\$0.00	\$0.00
Sale Date	0	07/15/2019	06/09/2020	08/21/2019
Sale Price	\$0.00	\$390,000.00	\$426,600.00	\$435,000.00
Comp Object Index Value	0	26	48	62
Value/				
Indicated Value	\$408,120.00	\$394,349.00	\$427,465.00	\$435,583.00

* Private Data

Name: HERITAGE ADDITION-FORT WORTH-100-22

Residential Sales

Valuation Method:

ApplSiteId: 140843130

ResSalesCompDataSource

Data Source:

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	40843130	40842894	40899454	40842886
Neighborhood	93K300L	93K300L	93K300L	93K300L
Address	9644 BEN HOGAN LN	9604 BIRDVILLE WAY	4720 MCBREYER PL	9600 BIRDVILLE WAY
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Good	Good	Good	Good
Year Built	2007	2006	2007	2007
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Actual Area	3,870	3,422	3,114	4,017
Land Value	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
Garage Value	\$18,780.00	\$22,497.00	\$18,821.00	\$25,321.00
Pool Value	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2007	2006	2007	2007
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Sale Date	0	02/21/2019	02/20/2019	06/19/2020
Sale Price	\$0.00	\$395,000.00*	\$355,000.00*	\$415,890.00*
Comp Object Index Value	0	134	151	164
Value/				
Indicated Value	\$408,120.00	\$393,706.00	\$385,715.00	\$429,162.00

* Private Data

Property Owner's Affidavit of Evidence

Form 50-283

Tarrant

Appraisal District's Name

Tax Year **2021**

41666941

Appraisal District Account Number (if known)

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SECTION 1: Property Owner or Lessee

NUSSELL, MARK (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

7615 WATERCREST LN, GRAND PRAIRIE, TX, 75054

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

7615 WATERCREST LN

Physical Address, City, State, Zip Code (if different than above)

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Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
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(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
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SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: 9

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State all facts or arguments that may help resolve your case.

TAD's proposed market value is incorrect and/or the property is not being equally valued when compared to other properties as supported by the attached evidence. Attached you will find my opinion of value and supporting evidence for both Market Value and/or Unequal protests.

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Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

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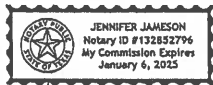
State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Chandler Crouch, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
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4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21
[Signature]
Affiant Signature

SWORN TO AND SUBSCRIBED before me on the
28th day of May, 20 21
Jennifer Jameson
Notary Public, State of Texas
January 6, 2025
My Commission Expires
Jennifer Jameson
Notary's Printed Name



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Property Address: 7615 WATERCREST LN

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$384,255

Comparables Report

Subject		Comp 1	Comp 2	Comp 3
PIN	41666941	41666593	42315881	41667492
Neighborhood	01M500E	01M500E	01M500E	01M500E
Address	7615 WATERCREST LN	7616 TOWN LAKE DR	7531 LYNNWOOD DR	2952 COOL WATER TERR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2015	2018	2015
	Value	Rate	Adj	Value
Actual Area	3,684	\$1.00	\$232.00	3,442
Land Value	\$70,000.00	\$1.00	\$0.00	\$70,000.00
Garage Value	\$18,263.00	\$1.00	\$618.00	\$20,550.00
Pool Value	\$0.00	\$1.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$1.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$1.00	\$0.00	\$0.00
Effective Year	2015	0.50%	\$0.00	2015
	Value	Rate	Adj	Value
Notified Value	\$393,557	\$1.00	\$222.00	\$386,300
Comp Object Index Value	\$389,360	\$1.00	\$0.00	\$386,300
Value/	\$384,255.00	\$1.00	\$0.00	\$384,255.00
Median Value	\$384,255.00	\$1.00	\$0.00	\$384,255.00
Indicated Value	\$384,255.00	\$1.00	\$0.00	\$384,255.00

* Private Data

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	41666941	42061791	42316161	41667069
Neighborhood	01M500E	01M500E	01M500E	01M500E
Address	7615 WATERCREST LN	7515 BALATON CT	2811 RIDGELAKE DR	2963 SPRING LAKE DR
Improvement type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2016	2018	2016
Actual Area	3,684	3,432	3,456	3,337
Land Value	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
Garage Value	\$18,263.00	\$19,756.00	\$18,710.00	\$18,919.00
Poq1 Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2016	2018	2016
Notified Value	\$393,557	\$389,395	\$397,664	\$377,556
Comp. Object Index Value	0	73	73	84
Value/				
Median Value	\$384,255.00			
Indicated Value	\$384,255.00	\$386,207.53	\$391,480.04	\$375,359.22

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: LAKEVIEW WEST-A-46
 ApplSiteId: 141666941

Valuation Date: 01/01/2021

Date Printed 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 7	Comp 8	Comp 9
PIN	41666941	42061804	41667255	41666577
Neighborhood	01M500E	01M500E	01M500E	01M500E
Address	7615 WATERCREST LN	7519 BALATON CT	2956 WOOD LAKE TR	2904 PEACEFUL LAKE CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2016	2016	2015
Actual Area	3,684	3,225	3,256	3,181
Land Value	\$700.00	\$70,000.00	\$70,000.00	\$70,000.00
Garage Value	\$18,263.00	\$18,267.00	\$19,207.00	\$18,817.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2016	2016	2015
Notified Value	\$393,557	\$364,433	\$381,335	\$366,727
Comp. Object Index Value	0	99	102	106
Value/				
Median Value	\$384,255.00			
Indicated Value	\$384,255.00	\$363,066.34	\$378,912.33	\$366,676.50

* Private Data

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 41666941

Property Address: 7615 WATERCREST LN

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached):	\$370,023
Final Market Indicated Value:	\$370,023

My Opinion of Value for the Incorrect Market Value protest: \$370,023

REBUTTAL OF TAD's EVIDENCE:

The following comps used by TAD were found to be deficient for the following reasons:

TAD's Comp #	Address	Reason Deficient
#2	2971 LADOGA DR	• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.
#3	2943 WOOD LAKE TR	• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.
#5	2927 LADOGA DR	• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

TAD and I share these comps:

TAD's Comp#	Owner's Comp#	Address
1	2	2952 COOL WATER TERR
4	5	7548 WATERPOINT ST
6	6	2960 GENEVA DR

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp1	Comp2	Comp3
PIN	41666941	42061880	41667492	42062029
Neighborhood	01M500E	01M500E	01M500E	01M500E
Address	7615 WATERCREST LN	7520 TAHOE DR	2952 COOL WATER TERR	2967 MERE LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2015	2015	2015
Actual Area	3,684	3,352	3,442	3,174
Land Value	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
Garage Value	\$18,263.00	\$18,544.00	\$20,550.00	\$18,231.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2015	2015	2015
Sale Date	0	03/25/2019	05/20/2020	08/08/2019
Sale Price	\$0.00	\$365,000.00	\$360,000.00	\$875,000.00
Comp Object Index Value	0	69	71	102
Value/				
Indicated Value	\$370,023.00	\$365,051.50	\$357,255.00	\$375,542.50

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: LAKEVIEW WEST-A-46
 ApptSiteId: 141666941

Valuation Date: 01/01/2021

Date Printed: 06/13/2021

Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	41666941	42315911	42061511	42101423
Neighborhood	01M500E	01M500E	01M500E	01M500E
Address	7615 WATERCREST LN	7543 LYNNWOOD DR	7548 WATERPOINT ST	2960 GENEVA DR
Improvement Type	Residential/Single Family	Residential/Single Family	Residential/Single Family	Residential/Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Above Average	Above Average	Above Average	Above Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2018	2015	2016
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Actual Area	3,684	3,268	3,131	3,397
Land Value	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
Garage Value	\$18,263.00	\$18,960.00	\$18,817.00	\$24,010.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2018	2015	2016
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Sale Date	0	03/01/2019	07/13/2020	06/25/2020
Sale Price	\$0.00	\$390,510.00*	\$376,000.00	\$380,000.00
Comp Object Index Value	0	114	116	122
Value/				
Indicated Value	\$370,023.00	\$384,175.84	\$374,999.50	\$372,640.00

* Private Data

Name: LAKEVIEW WEST-A-46

AppSiteId: 141666941

Residential Sales

ResSalesCompDataSource

Valuation Method:

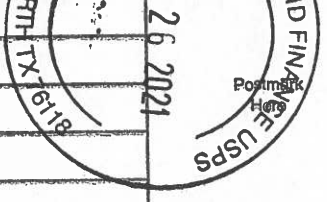
Data Source:

7009 3410 0000 2272 1000 014E 6002

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 Street, Apt. No., or PO Box No. **P.O. BOX 12157**
 City, State, ZIP+4 **AUSTIN, TX 78711**



TEXAS DEPARTMENT OF LICENSING & REGULATION

COMPLAINT FORM

Your Tracking Number is: TRACK0124267

The complaint you filed with the Texas Department of Licensing and Regulation has been received and forwarded to Enforcement intake staff for review. We appreciate you bringing your concerns to our attention. This matter is important to us. Identifying violations of the law is one of the most essential functions of a regulatory agency. We will contact you again after we have completed our initial review of your complaint.

Additional documentation in support of your complaint may be faxed to (512)539-5698 or mailed to TDLR, P.O. Box 12157, Austin, Texas 78711. Please include the tracking number shown above on all documentation related to this matter. Please do not send original documents. All documents you send us will be scanned, electronically saved, and then destroyed.

Type of Complaint: Property Tax Consultant

A.

Would you be willing to testify if this case results in a hearing? Yes

B. You, as the complaining party:

Name: Randall C. Armstrong

Company: Tarrant Appraisal District

Address: 2500, Handley-Ederville Rd.

City/State/Zip: Fort Worth, TX 76118

Work Phone: 8175956088 Home Phone: Mobile Phone:

Fax: E-mail: rarmstrong@tad.org

C. The person you are complaining about: 11913 Bexley Dr. CAD account # - 42030283 Complaint - Charge also delivered VIA certified mail receipt

Name: Chandler Crouch

Company Name:

Physical Address: 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Mailing Address 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Office Phone: 18179284300 Fax: Mobile Phone:

E-mail: protest@chandlercrouch.com License or Registration #: 12363

D. EXPLANATION: Describe your complaint in detail.

7009 3410 0001 2279 6199 Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his testimony in a "market value" protest hearing on October 11, 2021. The protest hearing on 10/11/21 referenced above was for the property located at 11913 Bexley Dr. (CAD account number 42030283), in Burleson Texas. At the time of the TARB hearing the subject property had been listed for sale and sold by Mr. Crouch, the Broker/Realtor, for \$352,000 on 05/28/2021. (See attached Trulia Sale [Enter Another Complaint](#) [Print](#) [Exit](#) agent for all property tax matters for the property located at 11913 Bexley Dr. (See Attached Appointment of Agent Form). In this hearing the CAD representative presented recent sales in the subject neighborhood with an indicated market value of \$273,045 (See attached CAD Comparables Report). The \$273,045 was easily supported by the sales comps presented by TAD. Despite the fact that Mr. Crouch had full knowledge that the property sold for \$352,000 he submitted an affidavit to the TARB requesting a reduction in value. His affidavit attempted to discredit the evidence submitted by TAD by making inappropriate and misleading adjustments for the appearance that 11913 Bexley is an inferior property to the sales comps presented by TAD and worth only \$267,819. His requested value of \$267,819 for a property he sold for \$352,000 is truly a mockery of Section 23.01(a) of the Property Tax Code, "Except as otherwise provided by this chapter, all taxable property is appraised at the market value as of January 1". In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the "market value" of the property should be reduced to \$267,819. (See Attached TARB worksheet) He never once disclosed the fact that the home sold on 05/28/2021 for \$352,000 or that he was also the listing agent. This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part. As the facts are brought to light on this situation Mr. Crouch will bring shame to the Department of Licensing and Regulation, Institute for Professionals in Taxation Compact with Texas and Report Suspected Fraud, Waste or Abuse | Texas.gov | Statewide Search Property Tax Consultant for 22,000 plus property owners in Texas Homeland Security | Texas Transparency | Texas Veterans Portal | Contact TDLR

Mr. Crouch cannot possibly responsibly and properly represent. The property at 11913 Bexley Dr. is only one example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. There are many other misrepresentations of properties that he serves as both the tax consultant and the commissioned broker that will also be disclosed as needed. Factors for Consideration: Seriousness Misrepresentations of fact in TARB hearings to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. These tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and

Privacy and Security Policy | Accessibility | Open Records Policy | Link Policy

serious investigation on the part of your agency. As a licensed Property Tax Consultant Mr. Crouch is required to conduct business according to a Code of Ethics as follows: PROPERTY TAX CONSULTANTS CODE OF ETHICS Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application. Rule 66.20 (f) reads as follows: (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows: (f) (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services; (f) (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency; Respectfully, Randy Armstrong, Director of Residential Appraisal Tarrant Appraisal District rarmstrong@tad.org 817-595-6088 Page 2

October 26, 2021

Property – 11913 Bexley Dr.

CAD account # - 42030283

7009 3410 0001 2279 6199

Complaint – Charge also delivered VIA certified mail receipt 7009 3410 0001 2279 6199

Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his testimony in a “market value” protest hearing on October 11, 2021.

The protest hearing on 10/11/21 referenced above was for the property located at 11913 Bexley Dr. (CAD account number 42030283), in Burleson Texas. At the time of the TARB hearing the subject property had been listed for sale, and sold, by Mr. Crouch, the Broker/Realtor, for \$352,000 on 05/28/2021. (See attached Trulia Sale Document) Mr. Crouch is also the authorized tax agent for all property tax matters for the property located at 11913 Bexley Dr. (See Attached Appointment of Agent Form). In this hearing the CAD representative presented recent sales in the subject neighborhood with an indicated market value of \$273,045 (See attached CAD Comparables Report). The \$273,045 was easily supported by the sales comps presented by TAD.

Despite the fact that Mr. Crouch had full knowledge that the property sold for \$352,000 he submitted an affidavit to the TARB requesting a reduction in value. His affidavit attempted to discredit the evidence submitted by TAD by making inappropriate and misleading adjustments for the appearance that 11913 Bexley is an inferior property to the sales comps presented by TAD and worth only \$267,819. His requested value of \$267,819 for a property he sold for \$352,000 is truly a mockery of Section 23.01(a) of the Property Tax Code, “Except as otherwise provided by this chapter, all taxable property is appraised at the market value as of January 1”.

In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the “market value” of the property should be reduced to \$267,819. (See attached TARB worksheet) He never once disclosed the fact that the home sold on 05/28/2021 for \$352,000 or that he was also the listing agent. This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part.

As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole.

As the Registered Property Tax Consultant for 22,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The property at 11913 Bexley Dr. is only one example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. There are many other misrepresentations of properties that he serves as both the tax consultant and the commissioned broker that will also be disclosed as needed.

Factors for Consideration:

Seriousness

Misrepresentations of fact in TARB hearings to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. These tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency.

As a licensed Property Tax Consultant Mr. Crouch is required to conduct business according to a Code of Ethics as follows: PROPERTY TAX CONSULTANTS CODE OF ETHICS Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application.

Rule 66.20 (f) reads as follows: (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows:

(f) (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services;

(f) (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency;

Respectfully,

Randy Armstrong, Director of Residential Appraisal

Tarrant Appraisal District

rarms@tad.org

817-595-6088

Attachments:

2021 Audio Disc Recording of TARB Hearing - 10/11/21 – 11913 Bexley Dr.

2021 Property Value Notice – 11913 Bexley Dr.

CAD Comparables Report – Sales

Trulia Sales Information – 11913 Bexley Dr.

CAD Worksheet - TARB Hearing – 11913 Bexley Dr.

Chandler Crouch Affidavit of Evidence – 11913 Bexley Dr.

Chandler Crouch Appointment of Agent Form – 11913 Bexley Dr.

TDLR License Data – Chandler Crouch

TDLR Property Tax Consultants Code of Ethics – Texas Occupations Code Chapter 1152



2021 PROPERTY VALUE INFORMATION

03-13-2021

THIS IS NOT A TAX CODE 25.19 NOTICE*

★ Account Number: 42030283 ★

STEPHANIE S WACK
JASON M CARLSON

Property Description and Address
ASHFORD PARK Block 5 Lot 4
11913 BEXLEY DR

May 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value 270,718	For Questions Please Call: Value 817-284-3925 Address 817-284-4063 Exemptions 817-284-4063	2021 Market Value 45,000 LAND 225,718 IMPR 270,718 TOTAL	2021 Appraised Value 270,718 TOTAL	Messages Percent Market Value Change from 2016 is 125%
2020 Appraised Value 270,718				
2020 Taxable Value 258,718 258,718 258,718 233,718 258,718 258,718	Taxing Units TARRANT COUNTY TARRANT COUNTY HOSPITAL TARRANT COUNTY COLLEGE BURLESON ISD FRESH WATER SUPPLY DIST #1 EMERGENCY SVCS DIST #1		2021 Taxable Value 258,718 258,718 258,718 233,718 258,718 258,718	

"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." Note: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes. If you receive the OVER-65 or Disabled Persons exemption for a residence homestead, a participating jurisdiction's taxes may not exceed your established tax ceiling UNLESS you have added property improvements since the ceilings were set.

2020 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
Disabled Vet 99	12,000	12,000	12,000	12,000		12,000		12,000
Homestead				25,000				

2021 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
Disabled Vet 99	12,000	12,000	12,000	12,000		12,000		12,000
Homestead				25,000				

Exemptions Cancelled/Reduced	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL

**This property does not qualify for a notice of appraised value this year per Texas Property Tax Code 25.19, however, you may still file a protest with the Tarrant Appraisal Review Board if you disagree with the value per Texas Property Tax Code 41.41.*

Comparables Report

Subject		Comp 1		Comp 2		Comp 3	
IN	42030253	42030518	42030071	41101650			
Neighborhood	1A11BD	1616	1A11BD	1116			
Address	11913 BEKLEY DR	11904 BELLEGROVE RD	11905 BELLEGROVE RD	1616 BASLOW LN			
Improvement Type	Residential Slt (9 Family)	Residential Slt (9 Family)	Residential Slt (9 Family)	Residential Slt (9 Family)			
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other			
Quality	Average	Average	Average	Average			
Condition	Excellent	Excellent	Excellent	Excellent			
Year Built	2015	2016	2015	2015			
Actual Area	2889	2589	2553	2226			
Land Value	\$45,000.00	\$50,000.00	\$45,000.00	\$45,000.00			
Garage Value	\$13,009.00	\$12,768.00	\$13,033.00	\$13,329.00			
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00			
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00			
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00			
Effective Year	2015	2015	2015	2015			
Sale Date	0	5/18/2020	7/31/2020	5/18/2020			
Sale Price	\$0.00	\$25,000.00 *	\$25,000.00 *	\$25,000.00 *			
Comp Object Index Value	0	62	67	135			
Value							
Indicated Value	\$273,041.00	\$267,241.00	\$27,041.60	\$389,000.00			

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: ASHFORD PARK Block 5 Lot 4
 AppSiteID: 188328936

Oldest Sale Date: 1/1/2018
 Last Updated Date: 3/7/2021
 Page Number: Page 1 of 2

Information is subject to change (Tax Code 4.1.461). Verify the information within 14 days of the hearing date. Additional data that may be used during a hearing is available at the TAD Service Counter including aerials, maps, photos, procedures, etc.

Comparables Report

Subject		Comp 4			Comp 5			Comp 6		
PN	42030283	42030411	42068426	42068752	42068426	42068752	42068426	42068752	42068426	42068752
Neighborhood	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD	LA11SD
Address	11913 BEKLEY DR	11800 BELLEGRIVE RD	11926 LONG STONE DR	11905 HASSOP LN	11926 LONG STONE DR	11905 HASSOP LN	11926 LONG STONE DR	11905 HASSOP LN	11926 LONG STONE DR	11905 HASSOP LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average
Condition	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2015	2016	2016	2016	2016	2016	2016	2016	2016
Actual Area	2889	2457	2093	1835	2093	1835	2093	1835	2093	1835
Land Value	\$45,000.00	\$38,250.00	\$5,000.00	\$45,000.00	\$5,000.00	\$45,000.00	\$5,000.00	\$45,000.00	\$5,000.00	\$45,000.00
Garage Value	\$13,009.00	\$12,856.00	\$13,792.00	\$13,396.00	\$13,792.00	\$13,396.00	\$13,792.00	\$13,396.00	\$13,792.00	\$13,396.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2015	2016	2016	2016	2016	2016	2016	2016	2016
Sale Date	0	3/13/2020	4/3/2020	6/25/2020	4/3/2020	6/25/2020	4/3/2020	6/25/2020	4/3/2020	6/25/2020
Sale Price	\$0.00	\$22,800.00	\$40,250.00	\$38,900.00	\$40,250.00	\$38,900.00	\$40,250.00	\$38,900.00	\$40,250.00	\$38,900.00
Comp Object Index Value	0	154	174	221	174	221	174	221	174	221
Value										
Indicated Value	\$223,045.00	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300	\$22,688,300

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: ASHFORD PARK Block 5 Lot 4
 AppStid: 1883268936

Oldest Sale Date: 1/1/2018
 Last Updated Date: 3/7/2021
 Page Number: Page 2 of 2

Information is subject to change (Tax Code 41.461). Verify the information within 14 days of the hearing date. Additional data that may be used during a hearing is available at the TAD Service Counter including aerials, maps, photos, procedures, etc.

SOLD MAY 28, 2021

♡ Save

🔗 Share

40

11913 Bexley Dr
Burleson, TX 76028

🛏 4 Beds

🛁 4 Baths

 **Sell to Zillow**

No showings, no staging, no fixing up. Get your cash offer and move when you're ready.

\$, ,

Get Your Offer

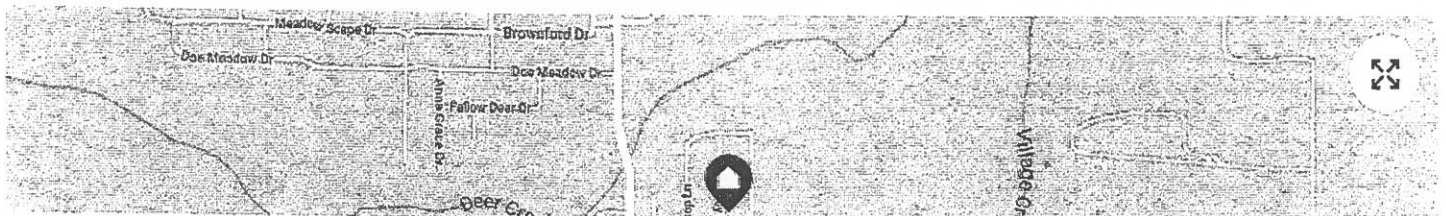
Local Information

Map

Schools

Crime

Shop & Eat



🚗 -- mins to [Commute Destination](#)

INRIX

New Local Information



Get faster access to local insights and see your commute to anywhere on every listing.

Home Highlights

- Parking 2 Car Garage
- Outdoor No Info
- A/C Heating & Cooling
- HOA \$263/monthly
- Price/Sqft No Info

Description

This property is no longer available to rent or to buy. This description is from June 03, 2021

Multiple offers received. Highest and best due Monday 4-26 by 12pm Perfectly located with easy access to the city, you will fall in love with the area. You will love the entertainer's dream kitchen with the open concept allowing everyone to mingle. The huge island is perfect to host or do projects. Many features including granite counters, recessed lighting, tile backsplash and stainless appliances. The master suite is the perfect retreat with tons of space, separate shower, garden tub, walk in closet and dual vanities. Gorgeous wood flooring gives an extra pop to the main areas. The backyard is easy to care for and is great to relax on the covered patio. The flexible floorplan gives you tons of options.

Home Details for 11913 Bexley Dr

Interior Features

Interior Details

- Number of Rooms: 2 • Types of Rooms: Dining Room, Living Room

Beds & Baths

- Number of Bedrooms: 4 • Number of Bathrooms: 4
- Number of Bathrooms (full): 3 • Number of Bathrooms (half): 1

See All



Kirk Peters

Bought with: Penni Boot, Century 21 A-One Realty

Source: NTREIS, MLS#14559643 

- TXU Energy Available

Price History for 11913 Bexley Dr

Date	Price	Event	Source
05/28/2021	--	Sold	NTREIS #14559643 
04/27/2021	\$335,000	Pending	NTREIS #14559643
04/21/2021	\$335,000	Listed For Sale	NTREIS #14559643
03/18/2016	--	Sold	Public Records 

Property Taxes and Assessment

Year	2019
Tax	\$1,691
Assessment	\$270,718

Home facts updated by county records

Price Trends

For homes in 76028

*Based on the Trulia Estimate 



Price trends provided by third party data sources.

Assigned Schools

These are the assigned schools for 11913 Bexley Dr.

<p>Nick Kerr Middle School</p> <p>5-8 Public 1250 Students Burleson Independent School District</p> <p style="text-align: center;">5/10 ★★★★☆</p> <p style="text-align: center;">GreatSchools Rating Parent Rating Average</p>	<p>Ann Brock El At Oak Grove</p> <p>PK-5 Public 702 Students Burleson Independent School District</p> <p style="text-align: center;">4/10 ★★★★☆</p> <p style="text-align: center;">GreatSchools Rating Parent Rating Average</p>
--	--



 <p>Parent Review 3y ago</p> <p>35 Reviews</p>	 <p>Parent Review 3y ago</p> <p>7 Reviews</p>
--	---

GreatSchools ratings are based on test scores and additional metrics when available.

Check with the applicable school district prior to making a decision based on these schools. [Learn more.](#)

What Locals Say about Burleson

- All
- Community
- Dog Owners
- Parents
- Commute

 <p>Shirley Sutton Resident 1y ago</p> <p><i>"Old Town Burleson is close with restaurants, shops and various events. There is a farmers market in old town on Saturday in the summer."</i></p> <p>0 Flag</p>	 <p>Trulia User Resident 1y ago</p> <p><i>"Nice sidewalks, friendly neighbors, nearby parks! All make for a nice place for dogs and their owners."</i></p> <p>1 Flag</p>
---	---

LGBT Local Legal Protections ⓘ

See All

LGBT Legal Protections updated by Movement Advancement Project

Additional Cost

INSURANCE

Great Rates on Home + Auto

Bundle homeowners and auto with GEICO! You could save big!

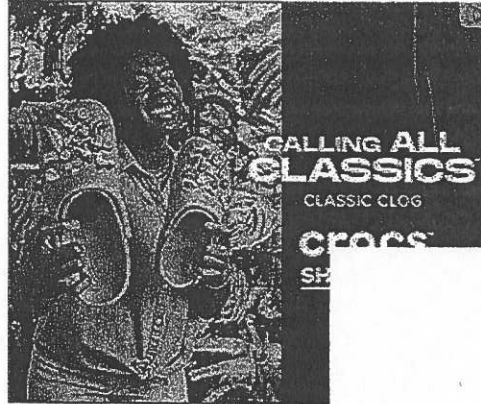
Start Quote



Now when covered systems and appliances break down, your budget won't.

Learn More

Hi



11913 Bexley Dr, Burleson, TX [76028](#) is a 4 bedroom, 4 bathroom single-family home built in 2015. This property is not currently available for sale. 11913 Bexley Dr was last sold on May 28, 2021 for \$352,000 (5% higher than the asking price of \$335,000). The current Trulia Estimate for 11913 Bexley Dr is \$382,200.

Sold > [TX](#) > [Burleson](#) > [76028](#) > 11913 Bexley Dr

Nearby Real Estate

Houses for Sale Near Me by Owner Open Houses Near Me Land for Sale Near Me Townhomes for Sale Near Me More ▾

Nearby Zip Codes

76087 76065 76048 76179 More ▾

Burleson Neighborhoods

West North Southwest Southeast More ▾

Real Estate Guides

Newest Homes for Sale in Texas Newest Rentals in Texas

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Date: 6/14/2021
10-11-21

Scheduled Time: 8:00 AM

Panel: J Seq: 17577

Acct# 42030283

Dept. Code: Residential 1

Check In Time:

Value/Decision by Participant

Case# 21-207091

Prop. Class: A

AIN: -1162--5--4

CHAIRPERSON	HUFFMAN	270,718
PANEL MEMBER	JOHNSON	270,718
PANEL MEMBER	MCCORMICK	270,718
TAD REP		
TAD REP	MAREZ	270,718
OWNER / AGENT		
OWNER / AGENT	AFFIDAVIT	267,819
PANEL DECISION		270,718

Situs Address 11913 BEXLEY DR
 City, Zip Code TARRANT COUNTY
 Owner CARLSON JASON M 1-1-21 owner
 Authorized Agent CARLSON JASON M Deed Date
 Filing Party CHANDLER CROUCH 5-28-21
 ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR
 City, State and Zip FT WORTH, TX 76244

NO FID CR
 FID
 No FID
 Atty

MARKET VALUE \$270,718
 PROTEST ISSUE 1) Incorrect appraised (market) value
 PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	800003088	ASN Notified Value	\$270,718
Accounts in ASN		# of Accts in ASN	1

42030283
 6 COMPS
 TAD 6 COMPS
 273,045 LOW COU
 sold 5/28/21 352K

I am the duly authorized owner or agent (agent # _____) under section 1.111 of the Texas Property Tax Code and the rules of the Comptroller.

My signature below signifies that I hereby withdraw this account for all protests for the tax year(s) and cases on this control sheet.

X _____

OR

My signature below signifies that, prior to this hearing, I have either: (a) signed a settlement with Tarrant Appraisal District; or (b) presented to the TARB an affidavit, to be considered at a time chosen by the TARB for the account(s) for all protests for the tax year(s) and cases on this control sheet. If neither of these has occurred, I understand and agree the protest(s) will be dismissed for failure to appear. I waive the right to a hearing other than as described under (b).

X _____

05488591

Comments, Additional Participant Names

Currently you do not have authorization on file with the Tarrant Appraisal District to represent this account. Authorization must be provided by form 50-162 or you may not be able to represent the property at the hearing resulting in a dismissal of the case.

Aumentum - coded to the 1-1-21 owner - CR



Date: 6/14/2021 Scheduled Time: 8:00 AM Panel: Seq: 17577 Acct# 42030283 Dept. Code: Residential

Check In Time:

Case# 21-207091 Prop. Class: A
Situs Address 11913 BEXLEY DR AIN: -1162---5---4
City, Zip Code TARRANT COUNTY NO FID
Owner CARLSON JASON M FID
Authorized Agent CARLSON JASON M No FID
Filing Party CHANDLER CROUCH Atty

TAD REP
TAD REP

Land Value
Improvement Value or BPP
Total Value of TARB Determination

\$ 270,718
Appraiser Review

ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR
City, State and Zip FT WORTH, TX 76244
Legal Descr ASHFORD PARK Block 5 Lot 4
Neighborhood Code 1A115D

MARKET VALUE \$270,718
PROTEST ISSUE 1) Incorrect appraised (market) value
PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	800003088	ASN Notified Value	\$270,718
Accounts in ASN		# of Accts in ASN	1
42030283			

District Comments

267,819

270,718 BC
OCT 13 2021
Tarrant Appraisal District

Currently you have do not have authorization on file with the Tarrant Appraisal District to represent this account. Authorization must be provided by form 50-057 or you may not be able to represent the property at the hearing resulting in a dismissal of the case.

Date: 6/14/2021
10-11-21

Scheduled Time: 8:00 AM

Panel: 41 Seq: 17578

Acct# 42030283

Dept. Code: Residential 1

Check In Time:

Value/Decision by Participant

Case# 21-207092

Prop. Class: A

AIN: -1162-5-4

CHAIRPERSON

HUFFMAN

270,718

Situs Address 11913 BEXLEY DR

PANEL MEMBER

JOHNSON

270,718

City, Zip Code TARRANT COUNTY

PANEL MEMBER

MCCORMICK

270,718

Owner CARLSON JASON M

TAD REP

Authorized Agent CARLSON JASON M

TAD REP

MARES

270,718

Filing Party CHANDLER CROUCH

OWNER / AGENT

ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR

OWNER / AGENT

AFFIDAVIT

265,241

City, State and Zip FT WORTH, TX 76244

NO FID

FID

No FID

Atty

PANEL DECISION

MARKET VALUE \$270,718

PROTEST ISSUE 2) Value is unequal compared to other properties

PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN # 800003088 ASN Notified Value \$270,718

Accounts in ASN # of Accts in ASN 1

42030283

9 camps.

TAD 279,916 9 camps low colv

I am the duly authorized owner or agent (agent # _____) under section 1.111 of the Texas Property Tax Code and the rules of the Comptroller.

My signature below signifies that I hereby withdraw this account for all protests for the tax year(s) and cases on this control sheet.

X

OR

My signature below signifies that, prior to this hearing, I have either: (a) signed a settlement with Tarrant Appraisal District; or (b) presented to the TARB an affidavit, to be considered at a time chosen by the TARB for the account(s) for all protests for the tax year(s) and cases on this control sheet. If neither of these has occurred, I understand and agree the protest(s) will be dismissed for failure to appear. I waive the right to a hearing other than as described under (b).

X

05488591

Comments, Additional Participant Names

Currently you have do not have authorization on file with the Tarrant Appraisal District to represent this account. Authorization must be provided by form 50-162 or you may not be able to represent the property at the hearing resulting in a dismissal of the case.



Check In Time:

Case# 21-207092

Prop. Class: A

TAD REP

PNMS	

Situs Address 11913 BEXLEY DR

AIN: -1162---5---4

TAD REP

City, Zip Code TARRANT COUNTY

NO FID

Owner CARLSON JASON M

FID

Land Value

Authorized Agent CARLSON JASON M

No FID

Improvement Value or BPP

Filing Party CHANDLER CROUCH

Atty

Total Value of TARB Determination

\$270,718
Appraiser Review

ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR

City, State and Zip FT WORTH, TX 76244

Legal Descr ASHFORD PARK Block 5 Lot 4

Neighborhood Code 1A115D

MARKET VALUE \$270,718

PROTEST ISSUE 2) Value is unequal compared to other properties

PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	800003088	ASN Notified Value	\$270,718
Accounts in ASN		# of Accts in ASN	1
42030283			

BC
OCT 13 2021
Tarrant Appraisal District

District Comments

265,241

270,718

Currently you have do not have authorization on file with the Tarrant Appraisal District to represent this account. Authorization must be provided by form 50-162 or you may not be able to represent the property at the hearing resulting in a dismissal of the case.

10-11-21
2:20

Property Owner's Affidavit of Evidence

Form 50-283

Tarrant

Tax Year **2021**

42030283

Appraisal District's Name

Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner or Lessee

CARLSON, JASON (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

11913 BEXLEY DR, BURLESON, TX, 76028

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

11913 BEXLEY DR

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
| <input checked="" type="checkbox"/> Value is unequal compared with other properties. | <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland. |
| <input type="checkbox"/> Property should not be taxed in _____
(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | <input type="checkbox"/> Owner's name is incorrect. |
| <input type="checkbox"/> Failure to send required notice. _____
(type) | <input type="checkbox"/> Property description is incorrect. |
| <input type="checkbox"/> Exemption was denied, modified or cancelled. | <input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| <input type="checkbox"/> Temporary disaster damage exemption was denied or modified. | <input type="checkbox"/> Other: _____ |

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: **13**

SECTION 5: Statement of Facts or Arguments

State all facts or arguments that may help resolve your case.

Please conduct both hearings. TAD's proposed market value is incorrect and this property is not being equally valued when compared to other properties as supported by the attached evidence. Also, I have seen protests where the owner's opinion of value was accidentally stated too high and it adversely affected the outcome. To avoid this type of unintentional error please consider my opinion of the value for each protest to be one dollar (\$1.00).

SECTION 6: Hearing Type

Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

- I do **not** intend to appear at the hearing, either in person or by telephone conference call.
This affidavit and the evidence and/or argument submitted with it may be used for the hearing if I do not appear in person at the hearing.
- I intend to appear **in person** at the hearing.
This affidavit may not be used for the hearing if I do appear in person at the hearing.
- I intend to appear **by telephone conference call** for the hearing.
This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.
If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

NOTE: You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend NOT to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 7: Name and Signature

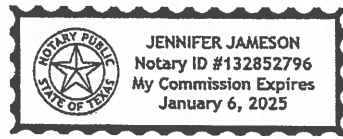
State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Chandler Crouch, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
2. Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
3. Any materials I am submitting as evidence comprise a total of 13 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21
CC
Affiant Signature

SWORN TO AND SUBSCRIBED before me on the
28th day of May, 20 21
Jennifer Jameson
 Notary Public, State of Texas
January 6, 2025
 My Commission Expires
Jennifer Jameson
 Notary's Printed Name



Important Information

GENERAL INFORMATION: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

Property owners not appearing in person at a scheduled ARB protest hearing are required to offer and submit evidentiary materials (such as documents, photographs, etc.) or argument (such as a written statement that specifies the action of the appraisal district relating to the property from which relief is sought) by written affidavit delivered to the ARB before the hearing.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should NOT be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. **Do not file this document with the Texas Comptroller of Public Accounts.**

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Instructions for Affidavit Hearing

1. If more than one affidavit is uploaded into TAD's required dashboard, use the most recently uploaded affidavit and accompanying evidence.
2. At the start of the hearing, please read out loud "Chandler Crouch's Opening Statement," which is provided in the evidence package. While this statement is included for every protest, it only needs to be read out loud once at the start of the first hearing in a continuous day of hearings for tax agent 11730.
3. I am happy for TAD's representative to decide who goes first for each hearing.
4. When an account includes both an Unequal protest and Market Value protest, the ARB panel only needs to conduct a single hearing if one of the following criteria is met:
 - a. The ARB panel's final decision for the market protest is lower than the value Chandler calculated and listed as the "Indicated Value for the Unequal Value protest" on the owner's evidence cover letter for Unequal Value Attached Statement of Facts and Evidentiary Materials.
 - b. The ARB panel's final decision for the unequal value is lower than the value Chandler calculated and listed as the "Final Market Indicated Value" on the owner's evidence cover letter for Market Value Attached Statement of Facts and Evidentiary Materials.

I sincerely appreciate your time, effort, and consideration of the evidence.

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 42030283

Property Address: 11913 BEXLEY DR

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, the Indicated Value for the Unequal Value protest is: \$265,241

TAD and I share these comps:

TAD's Comp#	Owner's Comp#	Address
2	1	11904 LONG STONE DR
3	2	11901 BEXLEY DR
5	3	11924 LONG STONE DR
7	4	1600 BASLOW LN

Date Printed: 07/16/2021
 Printed By: Chandler Crouch

Equity Comparables Report

Valuation Date: 01/01/2021

	Subject	Comp 1	Comp 2	Comp 3
PIN	42030283	42068493	42030313	42068434
Neighborhood	01A115D	01A115D	01A115D	1A115D
Address	11913 BEXLEY DR	11904 LONG STONE DR	11901 BEXLEY DR	11924 LONG STONE DR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2016	2016	2016	2016
Actual Area	2,889	2,809	2,791	2,728
Land Value	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Garage Value	\$13,009.00	\$13,194.00	\$13,194.00	\$13,194.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2016	2016	2016
Notified Value	\$270,718	\$265,900	\$260,000	\$259,900
Value/				
Median Value	\$265,240.60			
Indicated Value	\$265,240.00	\$267,585.50	\$262,435.00	\$264,855.50

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: ASHFORD PARK Block 5 Lot 4
 ApplSteld: 941634468

Equity Comparables Report

Subject		Comp 4			Comp 5			Comp 6		
PIN	Subject	Value	Rate	Adj	Value	Rate	Adj	Value	Rate	Adj
42030283	41101618	2,672	\$40.00	\$8,680.00	2,464	\$40.00	\$17,000.00	2,106	\$40.00	\$31,320.00
Neighborhood	01A115D				01A115D			01A115D		
Address	11913 BEXLEY DR				1600 BASLOW LN			1608 BASLOW LN		
Improvement Type	Residential Single Family				Residential Single Family			Residential Single Family		
Improvement Style	Traditional/Other				Traditional/Other			Traditional/Other		
Quality	Average				Average			Average		
Condition	Excellent				Excellent			Excellent		
Year Built	2015				2016			2015		
Actual Area	2,889				2,672			2,106		
Land Value	\$45,000.00			\$0.00	\$45,000.00		\$0.00	\$45,000.00		\$0.00
Garage Value	\$13,009.00		\$1.00	(\$928.00)	\$13,329.00		(\$320.00)	\$13,329.00		(\$320.00)
Pool Value	\$0.00		\$1.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00
Outbuilding Value	\$0.00		\$1.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00
Other Feature Value	\$0.00		\$1.00	\$0.00	\$0.00		\$0.00	\$0.00		\$0.00
Effective Year	2015		0.50%	(\$1,300.88)	2015		0.50%	2015		0.50%
Notified Value	\$270,718				\$260,176			\$250,000		
Value/										
Median Value	\$265,240.60									
Indicated Value	\$265,240.00			\$266,627.12			\$266,680.00			\$265,000.00

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: ASHFORD PARK Block 5 Lot 4
 ApplStkId: 941634468

Date Printed
Printed By:

07/16/2021
Chandler Crouch

Valuation Date: 01/01/2021

Equity Comparables Report

PIN	Subject	Comp 7	Comp 8	Comp 9	Value					
					Value	Rate	Adj	Adj		
42030283	01A115D 11913 BEXLEY DR Residential Single Family Traditional/Other Average Excellent 2015	42030224	12068591	42030020	2293	\$40.00	\$31,240.00	2455	\$40.00	\$17,360.00
01A115D 11913 BEXLEY DR Residential Single Family Traditional/Other Average Excellent 2015	01A115D 11908 BEXLEY DR Residential Single Family Traditional/Other Average Excellent 2015	01A115D 11820 HASSOP LN Residential Single Family Traditional/Other Average Excellent 2016	01A115D 11821 BELLEGROVE RD Residential Single Family Traditional/Other Average Excellent 2015	2131	\$40.00	\$30,320.00	2455	\$40.00	\$17,360.00	
2889	\$45,000.00	\$450,000.00	\$46,000.00	\$46,000.00	\$1.00	\$0.00	\$39,250.00	\$1.00	\$6,750.00	
Garage Value	\$13,009.00	\$12,900.00	\$13,386.00	\$14,108.00	\$1.00	\$109.00	\$1,410.00	\$1.00	(\$1,099.00)	
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$1.00	\$0.00	
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$1.00	\$0.00	
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$1.00	\$0.00	
Effective Year	2015	2015	2016	2015	0.50%	\$0.00	(\$1,182.40)	0.50%	\$0.00	
Notified Value	\$270,718	\$233,428	\$236,480	\$241,062						
Median Value	\$265,240.60									
Indicated Value	\$265,240.00						\$265,240.60			
							\$265,377.00			
							\$265,240.60			
							\$264,073.00			

* Private Data

Valuation Method: Residential Equity
Data Source: ResEquityCompDataSource

Name: ASHFORD PARK Block 5 Lot 4
AppSiteId: 941634468

Page Number Page 3 of 3

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 42030283

Property Address: 11913 BEXLEY DR

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (attached): \$267,819

Final Market Indicated Value: \$267,819

TAD and I share these comps:

TAD's Comp#	Owner's Comp#	Address
1	1	11904 BELLEGROVE RD
2	2	11905 BELLEGROVE RD

Date Printed: 07/16/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Owner Sales Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
Subject	42030283	42030518	42030071	41100131
Neighborhood	01A115D	01A115D	01A115D	01A115D
Address	11913 BEXLEY DR	11904 BELLEGROVE RD	11905 BELLEGROVE RD	1524 BASLOW LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2015	2015	2015
Actual Area	2,889	2,589	2,553	1,779
Land Value	\$46,000.00	\$46,000.00	\$46,000.00	\$46,000.00
Garage Value	\$13,009.00	\$12,768.00	\$13,033.00	\$12,254.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2015	2015	2015
Sale Date	0	06/05/2020	07/31/2020	06/10/2020
Sale Price	\$0.00	\$26,425.00	\$25,700.00	\$22,600.00
Value/				
Indicated Value	\$267,819.00	\$266,666.00	\$270,416.00	\$271,455.00

* Private Data

2021 TAD market val: \$268,815

Name: ASHFORD PARK Block 5 Lot 4

ApplSiteId: 941634468

Page Number Page 1 of 2

Owner Sales Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	42030283	42030305	42068515	42068451
Neighborhood	01A115D	01A115D	01A115D	01A115D
Address	11913 BEXLEY DR	11905 BEXLEY DR	11925 LONG STONE DR	11920 LONG STONE DR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Excellent	Excellent	Excellent	Excellent
Year Built	2015	2015	2016	2016
Actual Area	2,889	1,674	1,712	1,556
Land Value	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Garage Value	\$13,009.00	\$12,380.00	\$13,937.00	\$12,482.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2015	2016	2016
Sale Date	0	06/27/2019	03/09/2020	05/11/2020
Sale Price	\$0.00	\$219,250.00	\$218,000.00	\$215,000.00
Value				
Indicated Value	\$267,819.00		\$268,087.00	\$267,772.00

* Private Data

REBUTTAL FOR SALES COMPARABLES

PIN	Subject	Comp 1			Comp 2			Comp 3		
		Value	Rate	Adj	Value	Rate	Adj	Value	Rate	Adj
Neighborhood	1A115D 11913 BEXLEY DR	1A115D 11904 BELLEGROVE RD	1A115D 11905 BELLEGROVE RD	1A115D 1616 BASLOW LN						
Address	11913 BEXLEY DR	11904 BELLEGROVE RD	11905 BELLEGROVE RD	1616 BASLOW LN						
Quality	Average	Average	Average	Average						
Condition	Excellent	Excellent	Excellent	Excellent						
Year Built	2015	2015	2015	2015						
Actual Area	2,889	2,589	2,553	2,226						
Land Value	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00						
Garage Value	\$13,009.00	\$12,768.00	\$13,033.00	\$13,329.00						
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00						
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00						
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00						
Effective Year	2015	2015	2015	2015						
Sale Date	0	05/18/2020	07/31/2020	05/18/2020						
Sale Price		\$255,000.00	\$257,000.00	\$254,000.00						
Indicated Value		\$267,241.00	\$270,416.00	\$280,200.00						

- Sqft exceeds +/- 20%
- Land value inconsistent.
- Comp Land size: 0.1534 acres.
- TAD calculated land value at \$293,351/acre.
- Subject Land size: 0.1260 acres.
- TAD calculated land value at \$357,143/acre.
- Upgraded Woodflooring

Date Printed: 07/16/2021
 Printed By: Chandler Crouch

REBUTTAL FOR SALES COMPARABLES

Valuation Date: 01/01/2021

	Subject	Comp 4	Comp 5	Comp 6
PIN	42030283	42030411	42066426	42068752
Neighborhood	11913 BEXLEY DR	11800 BELLEGROVE RD	11926 LONG STONE DR	11905 HASSOP LN
Address	Average	Average	Average	Average
Quality	Excellent	Excellent	Excellent	Excellent
Condition	2015	2015	2016	2016
Year Built	Value	Value	Value	Value
Actual Area	2,889	2,457	2,093	1,835
Land Value	\$45,000.00	\$38,250.00	\$45,000.00	\$45,000.00
Garage Value	\$13,009.00	\$12,856.00	\$13,792.00	\$13,386.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	2015	2015	2016	2016
Sale Date	0	03/13/2020	04/03/2020	06/25/2020
Sale Price		\$262,500.00	\$248,250.00	\$238,500.00
Indicated Value		\$276,683.00	\$278,066.75	\$279,090.50
		Rate	Rate	Rate
		Adj	Adj	Adj
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
		Value	Value	Value

- Land value inconsistent.
 - Comp Land size: 0.1350 acres.
 - TAD calculated land value at \$283,333/acre.
 - Subject Land size: 0.1260 acres.
 - TAD calculated land value at \$357,143/acre.
- Sqft exceeds +/- 20%
 - Land value inconsistent.
 - Comp Land size: 0.1400 acres.
 - TAD calculated land value at \$321,429/acre.
 - Subject Land size: 0.1260 acres.
 - TAD calculated land value at \$357,143/acre.
- Sqft exceeds +/- 20%
 - Upgraded Woodflooring

INTRODUCTION

PLEASE READ THIS STATEMENT OUT LOUD TO START THE FIRST HEARING OF THE DAY

You have my authorization not to read it out loud after the first hearing of the day

Dear ARB,

This property is among the 20,000 Tarrant County properties I am protesting free of charge as a way to give back.

I felt led to serve our local community because so many people don't understand the process and almost everybody needs help.

Your job is not easy.

Owners often present evidence that isn't adjusted properly, is emotional instead of factual, is confusing, and occasionally deceptive.

I wanted to provide you with clear evidence that is easy to compare, so I worked hard to format my evidence almost exactly like TAD's using many of the same adjustments and calculations.

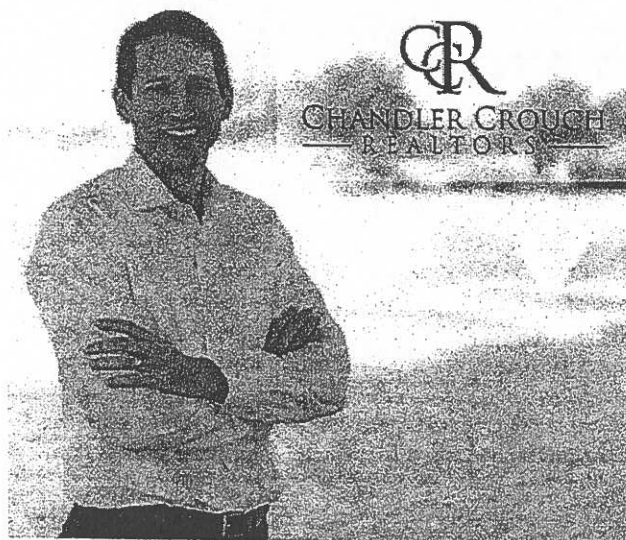
I already settled most of my protests informally with TAD, but this property needed a formal protest.

The ARB is a vital part of making our property tax system more fair.

No matter the conclusion, I appreciate your thoughtful consideration of the evidence and I respect your decision.

Thank you,

Chandler Crouch
Tax Agent & Real Estate Broker



Appointment of Agent for Property Tax Matters

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Tax Code Section 1.111 and Comptroller Rule 9.3044. This designates the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the expiration date by the owner or the owner's designated agent, or (2) the expiration date, if any, designated in some cases, you may want to contact your appraisal district or other local taxing units for free information before designating an agent.



Tarrant

Appraisal District Name

Date Received (appraisal district use only)

STEP 1: Owner's Name and Address

Jason and Stephanie Carlson and Wack

Name

Telephone Number (include area code)

11913 Bexley Dr

Address

Burleson, Texas 76028

City, State, Zip Code

STEP 2: Identify the Property for Which Authority is Granted. Identify all property for which you are granting the agent authority and, unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical or situs address, or legal description). A chief appraiser may, if necessary to identify the property, request additional information. In lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional pages attached in the lower right-hand corner below.

(check one)

all property listed for me at the above address

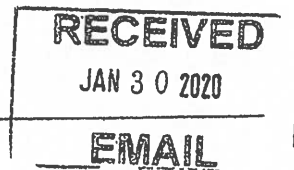
the property(ies) listed below:

42030283

11913 Bexley Dr, Burleson, Texas 76028

Appraisal District Account Number

Physical or Situs Address of Property



Legal Description

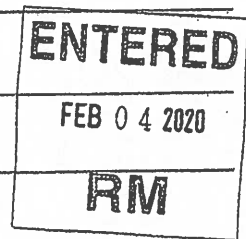
Appraisal District Account Number

Physical or Situs Address of Property

Legal Description

Appraisal District Account Number

Physical or Situs Address of Property



Legal Description

If you have additional property for which authority is granted, attach additional sheets providing the appraisal district account number, physical or situs address, or legal description for each property. Identify here the number of additional sheets attached:

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website: comptroller.texas.gov/taxes/property-tax
50-162 • 12-16/13

Texas Comptroller of Public Accounts

Form 50-162

STEP 3: Identify the Agent

Chandler Crouch Lic # 11730

8179284300

Name

Telephone Number (include area code)

9500 Ray White Rd, 2nd Floor

Address

Fort Worth, TX 76244

City, State, Zip Code

STEP 4: Specify the Agent's Authority

The agent identified above is authorized to represent me in (check one):

[X] all property tax matters concerning the property identified

[] the following specific property tax matters:

The agent identified above is authorized to receive confidential information pursuant to Tax Code Sections 11.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.126(c)(2) and 23.45(b)(2):

[X] Yes [] No

I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in the appraisal district to deliver the documents checked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delivered only to the agent at the agent's address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise required by law. I understand that these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units are not required to send me copies if I direct them to deliver the documents to my agent.

[X] all communications from the chief appraiser

[X] all communications from the appraisal review board

[] all communications from all taxing units participating in the appraisal district

STEP 5: Date the Agent's Authority Ends. Pursuant to Tax Code Section 1.111(e), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owner's designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code Section 1.111(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends N/A

STEP 6: Identification, Signature, and Date

Jason and Stephanie Carlson and Wack

4/30/2019

Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner*

Date

Jason and Stephanie Carlson and Wack

Property Owner

Printed Name of Property Owner, Property Manager or Other Person Title Authorized to Act on Behalf of the Property Owner

Title

The individual signing this form is (check one):

[X] the property owner

[] a property manager authorized to designate agents for the owner

[] other person authorized to act on behalf of the owner other than the person being designated as agent

* This form must be signed by the property owner, a property manager authorized to designate agents for the owner or other person authorized to act on behalf of the owner other than the person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the document(s) authorizing you to designate agents or act on behalf of the property owner.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website: comptroller.texas.gov/taxes/property-tax 50-162 • 12-16/13

[License Data Search Results](#) | [Search Again](#) | [Back](#)

Please be aware that all TDLR licensees with a renewable license expiring *on or after August 1, 2020 and before or on September 18, 2021* are considered to hold an emergency license valid for up to 120 days after their expiration date.
 More info: <https://www.tdlr.texas.gov/emergency-licenses.htm>

4 Records Found

License#	Exp Date	Name	City	Zip	County	Phone
ACTeah(C) - 12363	04/09/2022	MCREYNOLDS, JASON L			WILSON	
TACLEB00012363E	07/17/2022	MOLAVI, ABDEE (ABDEE'S APPLANCE & A/C COMPANY)			TARRANT	
JE - 12363	07/05/2021 Expired	DAVILA, MARK S.			BEXAR	
PTC - 12363	04/28/2023	CROUCH, CHANDLER BARNARD			TARRANT	

If license not found, please contact Customer Service at 800-803-9202

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TEXAS DEPARTMENT OF LICENSING AND REGULATION

P.O. Box 12157 • Austin, Texas 78711 • (800) 803-9202 • (512) 463-6599 • (512) 475-2871
www.license.state.tx.us • property.tax.consultants@license.state.tx.us

PROPERTY TAX CONSULTANTS CODE OF ETHICS

Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application.

Rule 66.20 (f) reads as follows:

- (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows:
- (1) shall not participate, whether individually, or in concert with others, in any plan, scheme, or arrangement attempting or having as its purpose the evasion of any provision of the Act or commissioner rule;
 - (2) shall not directly or indirectly or in any manner whatsoever lend his/her registration or identification to any person, firm or corporation for the purpose of evading any provision of the Act or commissioner rule;
 - (3) shall exercise reasonable care and diligence to prevent persons under his/her supervision from engaging in conduct which would violate any provision of the Act or commissioner rule;
 - (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services;
 - (5) shall promptly report to the commissioner any known violation of the Act or commissioner rule;
 - (6) shall cooperate fully with the commissioner or staff in the investigation of an alleged violation of the Act or commissioner rule;
 - (7) shall not offer or promise anything of value with the intent of inducing a person who is performing a public duty to perform or fail to perform any act related to such public duty;
 - (8) shall not contract for or accept compensation or anything of value for services not performed;
 - (9) shall not knowingly or intentionally engage in any false or misleading conduct or advertising with respect to client solicitation;
 - (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency;
 - (11) shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - (12) shall not state or imply that the registrant represents a person or firm that the registrant does not in fact represent;
 - (13) shall not solicit or advertise property tax consulting services by claiming a specific result or stating a conclusion regarding such services without prior analysis of the facts and circumstances pertaining thereto.

U.S. Postal Service **RANDY ARMSTRONG**
CERTIFIED MAIL RECEIPT

5029 6222 1000 074E 6002

For delivery information visit our website at www.usps.com

OFFICIAL USE

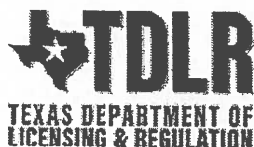
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



7009 3410 0001 2279 6205

Sent To	TDLR - ENFORCEMENT DIVISION
Street, Apt. No., or PO Box No.	P.O. BOX 12157
City, State, ZIP+4	AUSTIN, TX 78711

PS Form 3800, August 2006 See Reverse for Instructions



TEXAS DEPARTMENT OF LICENSING & REGULATION

COMPLAINT FORM

Your Tracking Number is: TRACK0126372

The complaint you filed with the Texas Department of Licensing and Regulation has been received and forwarded to Enforcement intake staff for review. We appreciate you bringing your concerns to our attention. This matter is important to us. Identifying violations of the law is one of the most essential functions of a regulatory agency. We will contact you again after we have completed our initial review of your complaint.

Additional documentation in support of your complaint may be faxed to (512)539-5698 or mailed to TDLR, P.O. Box 12157, Austin, Texas 78711. **Please include the tracking number shown above on all documentation related to this matter. Please do not send original documents. All documents you send us will be scanned, electronically saved, and then destroyed.**

Type of Complaint: Property Tax Consultant

A.

Would you be willing to testify if this case results in a hearing? Yes

B. You, as the complaining party:

Name: Randall C Armstrong

Company: Tarrant CAD

Address: 2500 Handley-Ederville Rd.

City/State/Zip: Fort Worth, TX 76118

Work Phone: 8175956088 Home Phone: Mobile Phone:

Fax: E-mail: rarmstrong@tad.org

December 22, 2021 Property – 4648 Timken Tr. CAD account # - 07204027 Complaint – Charge also delivered VIA certified mail receipt

C. The person or firm you are complaining about:

Name: Chandler Crouch

Company Name: Chandler Crouch Realtors

Physical Address: 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Mailing Address 9500 Ray White Rd.

City/State/Zip: Fort Worth, TX 76244

Office Phone: 18179284300 Fax: Mobile Phone:

E-mail: protest@chandlercrouch.com License or Registration #:

D. EXPLANATION: Describe your complaint in detail.

7009 3410 0001 2279 6205 Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his sworn testimony in a "market value" protest hearing on November 3, 2021. The protest hearing on 11/03/21 referenced above was for the property located at 4648 Timken Tr. (CAD account number 07204027), in Fort Worth Texas. Mr. Crouch submitted a false affidavit of evidence on May 28, 2021, falsifying the owner of the property as W.P. Johnson. (1. - See attached Property Owner's Affidavit [Enter Another Complaint](#) [Print](#) [Exit](#) his Property Tax Consultant, Chandler Crouch, on 04/28/2021 for \$256,000. The fact that the property had recently sold to Mr. Crouch was not disclosed by Mr. Crouch in the sworn affidavit he submitted to the TARB. (2. - See attached Trulia Sale Document) Mr. Crouch did submit an Appointment of Agent Form listing himself as the authorized agent for Mr. Johnson for property tax matters (3. - See Attached Appointment of Agent Form). In this hearing before the TARB the CAD representative presented recent market sales data in the subject neighborhood with an indicated market value of \$236,429 (4. - See attached CAD Comparables Report). The indicated market value of \$236,429 for 4648 Timken Tr. was easily supported by the sales comps presented by the CAD representative. Despite the fact that Mr. Crouch had full knowledge that the property had recently sold for \$256,000 (emphasis added) he submitted an affidavit to the TARB requesting a reduction in the market value to \$214,423. His affidavit attempted to discredit the evidence submitted by TAD by making inappropriate and misleading adjustments for the appearance that 4648 Timken Tr. is an inferior property to the sales comps presented by the CAD representative and worth only \$214,423. This is truly a mockery of Section 23.01(a) of the Property Tax Code (10. - See Attached), "Except as otherwise provided by this chapter, all taxable property is appraised at the market value as of January 1". In the TARB hearing Mr. Crouch, the CAD representative presented a "market value" of the property should be reduced to \$214,423. (5. - See attached [Texas Report Suspected Fraud on Veterans Abuse for Texas.gov](#) [Statewide Search](#) [Texas Homeland Security](#) [Texas Transparency](#) [Texas Veterans Portal](#) [Contact TDLR](#) home on 04/28/2021 for \$256,000 (emphasis added). This certainly lacks transparency on his part (6. - See attached General Warranty Deed). As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole. As the Registered Property Tax Consultant for 22,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The market value protest he filed for the property located at 4648 Timken Tr. is another example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. Factors for Consideration: Seriousness Misrepresentations of fact in TARB hearings to attempt to achieve unwarranted

value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. Mr. Crouch's tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency. As a licensed Property Tax Consultant Mr. Crouch is required to conduct business according to a Code of Ethics as follows (7. - See Attached Code of Ethics) : PROPERTY TAX CONSULTANTS CODE OF ETHICS Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application. Rule 66.20 (f) reads as follows: (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows: (f) (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services; (f) (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency

Chandler Crouch TDLR Complaint – TDLR License # 12363 – 9500 Ray White Rd. Fort Worth, TX 76244

December 21, 2021

Property – 4648 Timken Tr.

CAD account # - 07204027

Complaint – Charge also delivered VIA certified mail receipt 7009 3410 0001 2279 6205

Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his sworn testimony in a “market value” protest hearing on November 3, 2021.

The protest hearing on 11/03/21 referenced above was for the property located at 4648 Timken Tr. (CAD account number 07204027), in Fort Worth Texas. Mr. Crouch submitted a false affidavit of evidence on May 28, 2021 falsely listing the owner of the property as W.P. Johnson. (1. - See attached Property Owner’s Affidavit of Evidence) Mr. Johnson sold the property to his Property Tax Consultant, Chandler Crouch, on 04/28/2021 for \$256,000. The fact that the property had recently sold to Mr. Crouch was not disclosed by Mr. Crouch in the sworn affidavit he submitted to the TARB. (2. - See attached Trulia Sale Document) Mr. Crouch did submit an Appointment of Agent Form listing himself as the authorized agent for Mr. Johnson for property tax matters (3. - See Attached Appointment of Agent Form). In this hearing before the TARB the CAD representative presented recent market sales data in the subject neighborhood with an indicated market value of \$236,429 (4. - See attached CAD Comparables Report). The indicated market value of \$236,429 for 4648 Timken Tr. was easily supported by the sales comps presented by the CAD representative.

Despite the fact that Mr. Crouch had full knowledge that the property had recently sold for \$256,000 (emphasis added) he submitted an affidavit to the TARB requesting a reduction in the market value to \$214,423. His affidavit attempted to discredit the evidence submitted by TAD by making inappropriate and misleading adjustments for the appearance that 4648 Timken Tr. is an inferior property to the sales comps presented by the CAD representative and worth only \$214,423. This is truly a mockery of Section 23.01(a) of the Property Tax Code (10. - See Attached), “Except as otherwise provided by this chapter, all taxable property is appraised at the market value as of January 1”.

In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the “market value” of the property should be reduced to \$214,423. (5. - See attached TARB worksheet) He never once disclosed the fact that he had purchased the home on 04/28/2021 for \$256,000 (emphasis added). This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part (6. - See attached General Warranty Deed).

As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole.

As the Registered Property Tax Consultant for 22,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The market value protest he filed for the property located at 4648 Timken Tr. is another example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County.

Factors for Consideration:

Seriousness

Misrepresentations of fact in TARB hearings to attempt to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. Mr. Crouch's tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency.

As a licensed Property Tax Consultant Mr. Crouch is required to conduct business according to a Code of Ethics as follows (7. - See Attached Code of Ethics) : PROPERTY TAX CONSULTANTS CODE OF ETHICS Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application.

Rule 66.20 (f) reads as follows: (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows:

(f) (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services;

(f) (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency;

Respectfully,

Randy Armstrong, Director of Residential Appraisal

Tarrant Appraisal District

rarmsstrong@tad.org

817-595-6088

Attachments:

1. Chandler Crouch Affidavit of Evidence (Form 50-283) – 4648 Timken Tr.
2. Trulia Sales Information – 4648 Timken Tr.
3. Chandler Crouch Appointment of Agent Form (Form50-162) – 4648 Timken Tr.
4. CAD Comparables Report – Residential Sales
5. CAD TARB Worksheet - TARB Hearing – 4648 Timken Tr.
6. General Warranty Deed – 4648 Timken Tr.
7. TDLR Property Tax Consultants Code of Ethics – Texas Occupations Code Chapter 1152
8. TDLR License Data – Chandler Crouch
9. 2021 Property Value Information Notice – 4648 Timken Tr.
10. Tax Code – 23.01 (a)

Property Owner's Affidavit of Evidence

Form 50-283

Tax Year 2021

Tarrant

07204027

Appraisal District's Name

Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner or Lessee

JOHNSON, W P (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

4648 TIMKEN TR, FORT WORTH, TX, 76137

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

4648 TIMKEN TR

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
| <input checked="" type="checkbox"/> Value is unequal compared with other properties. | <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland. |
| <input type="checkbox"/> Property should not be taxed in _____
(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | <input type="checkbox"/> Owner's name is incorrect. |
| <input type="checkbox"/> Failure to send required notice, _____
(type) | <input type="checkbox"/> Property description is incorrect. |
| <input type="checkbox"/> Exemption was denied, modified or cancelled. | <input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| <input type="checkbox"/> Temporary disaster damage exemption was denied or modified. | <input type="checkbox"/> Other: _____ |

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: 9

SECTION 5: Statement of Facts or Arguments

State all facts or arguments that may help resolve your case.

TAD's proposed market value is incorrect and/or the property is not being equally valued when compared to other properties as supported by the attached evidence. Attached you will find my opinion of value and supporting evidence for both Market Value and/or Unequal protests.

SECTION 6: Hearing Type

Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

- I do **not** intend to appear at the hearing, either in person or by telephone conference call. This affidavit and the evidence and/or argument submitted with it may be used for the hearing if I do not appear in person at the hearing.
- I intend to appear **in person** at the hearing. This affidavit may not be used for the hearing if I do appear in person at the hearing.
- I intend to appear **by telephone conference call** for the hearing. This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing. If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

NOTE: You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend NOT to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 7: Name and Signature

State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Chandler Crouch, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
2. Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
3. Any materials I am submitting as evidence comprise a total of 9 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21

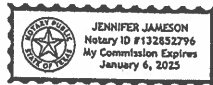
Ci
Affiant Signature

SWORN TO AND SUBSCRIBED before me on the
28th day of May, 20 21

Jennifer Jameson
Notary Public, State of Texas

January 6, 2025
My Commission Expires

Jennifer Jameson
Notary's Printed Name



Important Information

GENERAL INFORMATION: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

Property owners not appearing in person at a scheduled ARB protest hearing are required to offer and submit evidentiary materials (such as documents, photographs, etc.) or argument (such as a written statement that specifies the action of the appraisal district relating to the property from which relief is sought) by written affidavit delivered to the ARB before the hearing.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should NOT be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. **Do not file this document with the Texas Comptroller of Public Accounts.**

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 07204027

Property Address: 4648 TIMKEN TR

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached): \$214,423

Final Market Indicated Value: \$214,423

My Opinion of Value for the Incorrect Market Value protest: \$214,423

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

Valuation Date: 07/01/2021

	Subject	Comp 1	Comp 2	Comp 3
PIN	07204027	07202083	07213573	07358741
Neighborhood	03K200E	03K200E	03K200E	03K200E
Address	4648-TIMKEN TR	8029-BUFFALO BEND CT	4737-PARK DOWNS DR	4701-PARKMOUNT DR
Improvement Type	Residential Single-Fam IV	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Good	Good	Good	Good
Year Built	1999	1999	1999	2000
Actual Area	1,943	1,943	1,870	1,918
Land Value	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Garage Value	\$12,279.00	\$12,279.00	\$12,279.00	\$11,508.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	1999	1999	1999	2000
Sale Date	0	03/26/2019	07/30/2019	06/20/2019
Sale Price	\$0.00	\$216,750.00	\$210,000.00	\$216,000.00
Comp Object Index Value	0	0	14	21
Value/				
Indicated Value	\$214,423.00	\$216,750.00	\$212,920.00	\$216,691.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: PARK GLEN ADDITION-125-32
 AppStreid: 107204027

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

Subject		Comp 4			Comp 5			Comp 6		
PIN	07204027	07202539	08K200F	07152019	08K200F	07203322	08K200F	07203322	08K200F	
Neighborhood	08K200F	08K200F	08K200F	08K200F	08K200F	08K200F	08K200F	08K200F	08K200F	
Address	4648 TIMKEN TR	8129 ZION TR	4641 SENECA DR	4641 SENECA DR	8149 KECHILCREEK CT	8149 KECHILCREEK CT	8149 KECHILCREEK CT	8149 KECHILCREEK CT	8149 KECHILCREEK CT	
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	
Quality	Average	Average	Average	Average	Average	Average	Average	Average	Average	
Condition	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Year Built	1999	2000	2000	2001	2001	1999	1999	1999	1999	
Actual Area	1,943	1,834	2,018	2,018	2,093	2,093	2,093	2,093	2,093	
Land Value	\$80,000.00	\$50,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	
Garage Value	\$122,790.00	\$1,920.00	\$1,977.00	\$1,977.00	\$11,453.00	\$11,453.00	\$11,453.00	\$11,453.00	\$11,453.00	
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Effective Year	1999	2000	2001	2001	1999	1999	1999	1999	1999	
Sale Date	0	01/14/2019	02/28/2019	02/28/2019	01/31/2020	01/31/2020	01/31/2020	01/31/2020	01/31/2020	
Sale Price	\$0.00	\$210,000.00	\$219,000.00	\$219,000.00	\$220,760.00	\$220,760.00	\$220,760.00	\$220,760.00	\$220,760.00	
Comp Object Index Value	0	33	34	34	38	38	38	38	38	
Value/										
Indicated Value	\$214,423.00	\$213,669.00	\$214,112.00	\$214,112.00	\$215,576.00	\$215,576.00	\$215,576.00	\$215,576.00	\$215,576.00	

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource
 Name: PARK GLEN ADDITION-125-32
 AppStid: 107204027
 Page Number Page 2 of 2

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 07204027

Property Address: 4648 TIMKEN TR

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$210,253

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	07204027	07203306	07213573	07213727
Neighborhood	03K200F	03K200F	03K200F	03K200F
Address	4648 TIMKEN TR	8145 KEECHI CREEK CT	4737 PARK DOWNS DR	4709 PARK DOWNS DR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Good	Good	Good	Good
Year Built	1999	1999	1999	1999
Actual Area	1,943	1,943	1,870	1,871
Land Value	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Garage Value	\$12,279.00	\$12,279.00	\$12,279.00	\$12,279.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	1999	1999	1999	1999
Notified Value	\$217,004	\$217,000	\$210,000	\$212,405
Comp. Object Index Value	0	0	14	14
Value/				
Median Value	\$210,253.00			
Indicated Value	\$210,253.00	\$217,000.00	\$212,920.00	\$215,285.00

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: PARK GLEN ADDITION-125-32
 ApplStelId: 107204027

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	07204027	07143788	07143966	07143893
Neighborhood	08K200E	08K200E	08K200E	08K200E
Address	4648 TIMKEN TR	4612 PARKMOUNT DR	4621 PARK DOWNS DR	4652 PARKMOUNT DR
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality/Average	Average	Average	Average	Average
Condition	Good	Good	Good	Good
Year Built	1999	1999	1999	1999
Actual Area	1,943	1,870	1,891	1,907
Land Value	\$50,000.00	\$40,000.00	\$40,000.00	\$40,000.00
Garage Value	\$12,279.00	\$1,000.00	\$1,000.00	\$1,000.00
Pool Value	\$0.00	\$0.00	\$11,863.00	\$11,453.00
Outbuilding Value	\$0.00	\$1.00	\$1.00	\$1.00
Other Feature Value	\$0.00	\$1.00	\$1.00	\$1.00
Effective Year	1999	1999	1999	1999
Notified Value	\$217,004	\$200,000	\$201,000	\$207,987
Comp Object Index Value	0	14	14	15
Value/				
Median Value	\$210,253.00			
Indicated Value	\$210,253.00	\$202,920.00	\$203,496.00	\$210,253.00

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: PARK GLEN ADDITION-12532
 ApptSiteId: 107204027

Comparables Report

		Subject			Comp 7			Comp 8			Comp 9		
PIN	07204027	08K200F	4648 TIMKEN TR	4701 PARKMOUNT DR	08K200F	4616 BUFFALO BEND PL	4616 BUFFALO BEND PL	08K200F	4616 BUFFALO BEND PL	08K200F	4616 BUFFALO BEND PL	4616 BUFFALO BEND PL	
Address	4648 TIMKEN TR	4701 PARKMOUNT DR	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family	
Improvement Type	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other	
Quality	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	Average	
Condition	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Year Built	1999	2000	1999	1999	1999	1999	1999	1999	1999	1999	1999	1999	
Actual Area	1,943	1,918	1,918	1,918	2,019	2,019	2,019	2,019	2,019	2,019	2,019	2,019	
Land Value	\$66,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$50,000.00	\$11,000.00	\$11,000.00	\$50,000.00	\$11,000.00	\$11,000.00	\$50,000.00	\$11,000.00	
Garage Value	\$12,279.00	\$11,508.00	\$11,508.00	\$11,508.00	\$11,453.00	\$1,000.00	\$826.00	\$11,453.00	\$1,000.00	\$826.00	\$11,453.00	\$1,000.00	
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	
Effective Year	1999	2000	2000	2000	1999	0.50%	\$0.00	1999	0.50%	\$0.00	1999	0.50%	
Notified Value	\$217,004	\$216,000	\$216,000	\$216,000	\$127,408	\$127,408	\$127,408	\$127,408	\$127,408	\$127,408	\$127,408	\$127,408	
Comp. Object Index Value	0	21	21	21	23	23	23	23	23	23	23	23	
Value													
Median Value	\$210,253.00	\$210,253.00	\$210,253.00	\$210,253.00	\$216,691.00	\$216,691.00	\$216,691.00	\$216,691.00	\$216,691.00	\$216,691.00	\$216,691.00	\$216,691.00	
Indicated Value	\$210,253.00	\$216,691.00	\$216,691.00	\$216,691.00	\$126,194.00	\$126,194.00	\$126,194.00	\$126,194.00	\$126,194.00	\$126,194.00	\$126,194.00	\$126,194.00	

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: PARK GLEN ADDITION-125-32
 ApptSiteId: 107204027

SOLD APR 28, 2021

30

4648 Timken Trl

Fort Worth, TX 76137 Park Glen

🏠 4 Beds

🚿 2 Baths

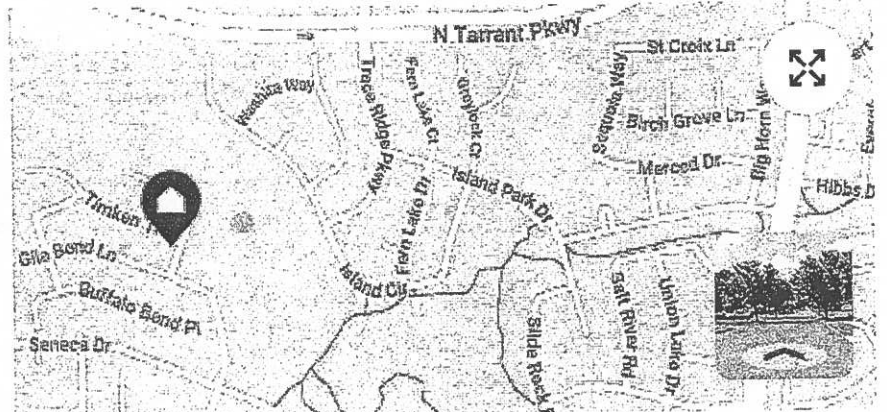
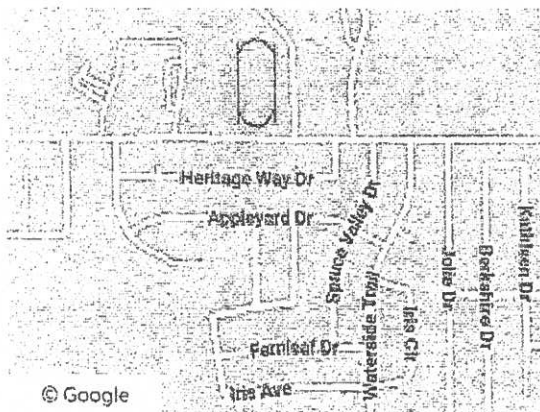
Local Information

Map

Schools

Crime

Shop & Eat



🚗 -- mins to Commute Destination

INRIX






New Local Information

Get faster access to local insights and see your commute to anywhere on every listing.



Large corner lot featuring a 4 bedroom, 2 bathroom home with character. You will love the floor plan on this home with split bedroom arrangement. Large master bathroom has a garden tub, separate shower, double sink vanity and sitting area between the two sinks. There is a separate dining area and breakfast area, both spacious, not to mention the long breakfast bar. The kitchen cabinets feature chalkboard door fronts. The living room has a corner WBFP with gas starter. The back yard features a Pergola with Plexiglas top cover, storage building, an adorable playhouse and high wood fencing.

Home Highlights

- | | |
|--|------------------------------|
|  Parking | 2 Car Garage |
|  Outdoor | Porch, Patio |
|  A/C | Heating & Cooling |
|  HOA | \$6/monthly |
|  Price/Sqft | No Info |

Home Details for 4648 Timken Trl

Interior Features

Interior Details

- Number of Rooms: 8
- Types of Rooms: Dining Room, Living Room

Beds & Baths

- Number of Bedrooms: 4
- Number of Bathrooms: 2
- Number of Bathrooms (full): 2

See All

[← Fort Worth](#)



Keymax Associates Tr

Bought with: Chandler Crouch, Chandler Crouch, Realtors

 Source: NTREIS, MLS#14521229 

- Spectrum Available

Price History for 4648 Timken Trl

Date	Price	Event	Source
03/08/2021	\$256,000	Pending	NTREIS #14521229
03/08/2021	\$256,000	Listed For Sale	NTREIS #14521229

Property Taxes and Assessment

Year	2020
Tax	\$5,651
Assessment	\$217,004

Home facts updated by county records

Price Trends

For homes in 76137

*Based on the Trulia Estimate ⓘ


\$299,199

Typical home value

 This home: \$289,800 **3% below***

\$298

Typical Home Value by sqft

Price trends provided by third party data sources.

Appointment of Agent for Property Tax Matters

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Tax Code Section 1.111 and Comptroller Rule 9.3044. This designates the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the expiration date, if any, designated by the owner or the owner's designated agent, or (2) the expiration date, if any, designated by the owner or the owner's designated agent. In some cases, you may want to contact your appraisal district or other local taxing units for free information before designating an agent.



Tarrant
Appraisal District Name _____ Date Received (appraisal district use only) _____

STEP 1: Owner's Name and Address

W P Johnson II, N M Leger Johnson
Name _____ Telephone Number (include area code) _____

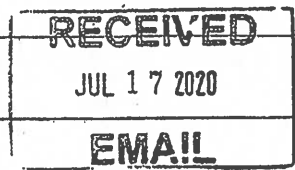
4648 Timken
Address _____
Fort Worth, TX 75137
City, State, Zip Code _____

STEP 2: Identify the Property for Which Authority is Granted. Identify all property for which you are granting the agent authority and, unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical or situs address, or legal description). A chief appraiser may, if necessary to identify the property, request additional information. In lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional pages attached in the lower right-hand corner below.

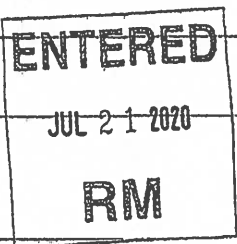
- (check one)
 all property listed for me at the above address
 the property(ies) listed below:

07204027 **4648 Timken Tr, Fort Worth, TX, 76137**
Appraisal District Account Number Physical or Situs Address of Property

Legal Description _____
Appraisal District Account Number Physical or Situs Address of Property



Legal Description _____
Appraisal District Account Number Physical or Situs Address of Property



Legal Description _____
If you have additional property for which authority is granted, attach additional sheets providing the appraisal district account number, physical or situs address, or legal description for each property. Identify here the number of additional sheets attached: _____

STEP 3: Identify the Agent

Chandler Crouch Lic # 11730

8179284300

Name

Telephone Number (Include area code)

9500 Ray White Rd, 2nd Floor

Address

Fort Worth, TX 76244

City, State, Zip Code

STEP 4: Specify the Agent's Authority

The agent identified above is authorized to represent me in (check one):

- [X] all property tax matters concerning the property identified
[] the following specific property tax matters:

The agent identified above is authorized to receive confidential information pursuant to Tax Code Sections 11.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.126(c)(2) and 23.45(b)(2): [X] Yes [] No

I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in the appraisal district to deliver the documents checked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delivered only to the agent at the agent's address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise required by law. I understand that these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units are not required to send me copies if I direct them to deliver the documents to my agent.

- [] all communications from the chief appraiser
[X] all communications from the appraisal review board
[] all communications from all taxing units participating in the appraisal district

STEP 5: Date the Agent's Authority Ends: Pursuant to Tax Code Section 1.111(c), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owner's designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code Section 1.111(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends N/A

STEP 6: Identification, Signature, and Date

Handwritten signature of Jennifer Jamison

7/16/2020

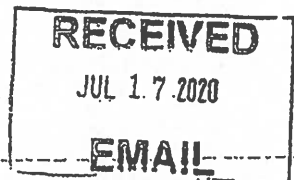
Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner* Date

Jennifer Jamison

Printed Name of Property Owner, Property Manager or Other Person Title Authorized to Act on Behalf of the Property Owner Title

The individual signing this form is (check one):

- [] the property owner
[] a property manager authorized to designate agents for the owner
[X] other person, authorized to act on behalf of the owner other than the person being designated as agent



* This form must be signed by the property owner, a property manager authorized to designate agents for the owner or other person authorized to act on behalf of the owner other than the person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the document(s) authorizing you to designate agents or act on behalf of the property owner.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website: comptroller.texas.gov/taxes/property-tax 50-162 • 12-16/13

Comparables Report

4

Subject		Comp 1	Comp 2	Comp 3
PIN	07204027	07202229	07212615	07151926
Neighborhood	3K200	3K200	3K200	3K200
Address	4648 TIMKEN TR	4509 BUFFALO BEND PL	7867 PARK FALLS CT	4617 SENECA DR
Improvement Type	Residential single family	Residential single family	Residential single family	Residential single family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Average	Average	Average	Average
Condition	Good	Good	Good	Good
Year Built	1998	2000	1999	2000
Actual Area	1943	1943	1870	1949
Land Value	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Garage Value	\$12,279.00	\$12,338.00	\$12,279.00	\$11,508.00
Pool Value	\$0.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$0.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00	\$0.00
Effective Year	1999	2000	1999	2000
Sale Date	0	8/14/2020	6/29/2020	11/13/2020
Sale Price	\$0.00	\$231,000.00	\$284,500.00	\$227,500.00 *
Comp Object Index Value	0	8	14	16
Value /				
Indicated Value	\$236,429.00	\$259,786.00	\$237,070.00	\$267,442.25

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: PARK GLEN ADDITION-125-32
 AppraisalID: 214408054

Oldest Sale Date: 1/1/2018
 Last Updated Date: 2/27/2021
 Page Number: Page 1 of 2

Information is subject to change (Tax Code 41481). Verify the information within 14 days of the hearing date. Additional data that may be used during a hearing is available at the TAD Service Counter including aerials, maps, photos, procedures, etc.

Comparables Report

Subject		Comp 4		Comp 5		Comp 6	
PN	07204027	07212690		07203667		07201761	
Neighborhood	3K2000	3K2000		3K2000		3K2000	
Address	4648 TIMKEN TR	7862 PARK FALLS CT		4601 GILA BEND LN		4620 BUFFALO BEND PL	
Improvement Type	Residential Single Family	Residential Single Family		Residential Single Family		Residential Single Family	
Improvement Style	Traditional/Other	Traditional/Other		Traditional/Other		Traditional/Other	
Quality	Average	Average		Average		Average	
Condition	Good	Good		Good		Good	
Year Built	1999	1999		2000		1999	
Actual Area	1943	1859		1993		2013	
Land Value	\$40,000.00	\$30,000.00		\$0,000.00		\$0,000.00	
Garage Value	\$12,279.00	\$12,279.00		\$11,920.00		\$11,453.00	
Pool Value	\$0.00	\$0.00		\$0.00		\$0.00	
Outbuilding Value	\$0.00	\$0.00		\$0.00		\$0.00	
Other Feature Value	\$0.00	\$0.00		\$0.00		\$0.00	
Effective Year	1999	1999		2000		1999	
Sale Date	0	11/9/2020		4/9/2020		2/25/2020	
Sale Price	\$0.00	\$26,600.00		\$20,000.00		\$27,000.00	
Comp Object Index Value	0	16		21		22	
Value /							
Indicated Value	\$236,429.00	\$25,860.00		\$237,159.00		\$245,026.00	

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: PARK GLEN ADDITION-125-32
 AppstfId: 214408054

Oldest Sale Date: 1/1/2018
 Last Updated Date: 2/27/2021
 Page Number: Page 2 of 2

Information is subject to change (Tax Code 41.461). Verify the information within 14 days of the hearing date. Additional data that may be used during a hearing is available at the TAD Service Counter including aerials, maps, photos, procedures, etc.

Date: 6/14/2021

Scheduled Time: 8:00 AM

Panel: C Seq: -32090

Acct# 07204027

Dept. Code: Residential]

11-3-21

Check In Time:

Value/Decision by Participant

Case# 21-173635

5

Prop. Class: A

AIN: 31565-125--32

CHAIRPERSON	Huffman	217,004
PANEL MEMBER	Marstlett	217,004
PANEL MEMBER	Snarley	217,004
TAD REP		
TAD REP	Choice	217,004
OWNER / AGENT		
OWNER / AGENT	RAF	214,423
PANEL DECISION		217,004

Situs Address 4648 TIMKEN TR

City, Zip Code FORT WORTH 76137

Owner JOHNSON W P II Owner 1/1/21

Authorized Agent JOHNSON W P II

Filing Party CHANDLER CROUCH

ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR

City, State and Zip FT WORTH, TX 76244

NO FID

FID

No FID

Atty

MARKET VALUE \$217,004

PROTEST ISSUE 1) Incorrect appraised (market) value

PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	07204027	ASN Notified Value	\$217,004
Accounts in ASN		# of Accts in ASN	1

07204027

TAD / Johnson sold 4/2021 to Chandler \$255,000

Tarrant Comps

Comments, Additional Participant Names

AFFIDAVIT

CJ TAD 11-236-419 NOV 04 2021

LOW COUV

Tarrant Appraisal District

I am the duly authorized owner or agent (agent # _____) under section 1.111 of the Texas Property Tax Code and the rules of the Comptroller.

My signature below signifies that I hereby withdraw this account for all protests for the tax year(s) and cases on this control sheet.

X _____

OR

My signature below signifies that, prior to this hearing, I have either: (a) signed a settlement with Tarrant Appraisal District; or (b) presented to the TARB an affidavit, to be considered at a time chosen by the TARB for the account(s) for all protests for the tax year(s) and cases on this control sheet. If neither of these has occurred, I understand and agree the protest(s) will be dismissed for failure to appear. I waive the right to a hearing other than as described under (b).

X _____

Currently you have do not have authorization on file with the Tarrant Appraisal District to represent this account. Authorization must be provided by form 50-162 or you may not be able to represent the property at the hearing resulting in a dismissal of the case.

Ref # 02578026



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

1
6

Fair Texas Title GF# FW214883

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: April 28, 2021

Grantor: William P. Johnson II and Nicole Marie Johnson (f/k/a Nicole Marie Leger), a married couple

Grantee: Chandler Crouch and Meghan Crouch, a married couple

Grantee's Mailing Address:

Chandler Crouch and Meghan Crouch
4648 Timken Trail
Fort Worth, TX 76137

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 32, Block 125, of PARK GLEN ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Cabinet A, Slide 4687, Plat Records, Tarrant County, Texas.

Reservations from Conveyance:

None

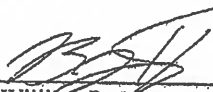
Exceptions to Conveyance and Warranty:

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2021 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

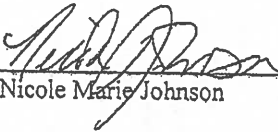
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



William P. Johnson II

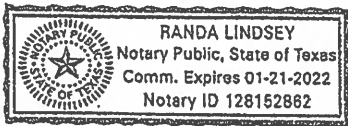


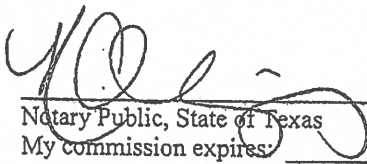
Nicole Marie Johnson

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on April 28, 2021, by William P. Johnson II and Nicole Marie Johnson.





Notary Public, State of Texas
My commission expires _____

PREPARED IN THE OFFICE OF:

Philip H. Trew PC
100 S. Lakeshore Dr.
Weatherford, TX 76087

AFTER RECORDING RETURN TO:

Chandler Crouch
4648 Timken Trail
Fort Worth, TX 76137.

TEXAS DEPARTMENT OF LICENSING AND REGULATION

P.O. Box 12157 • Austin, Texas 78711 • (800) 803-9202 • (512) 463-6599 • (512) 475-2871
www.license.state.tx.us • property.tax.consultants@license.state.tx.us

PROPERTY TAX CONSULTANTS CODE OF ETHICS

Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application.

Rule 66.20 (f) reads as follows:

- (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows:
 - (1) shall not participate, whether individually, or in concert with others, in any plan, scheme, or arrangement attempting or having as its purpose the evasion of any provision of the Act or commissioner rule;
 - (2) shall not directly or indirectly or in any manner whatsoever lend his/her registration or identification to any person, firm or corporation for the purpose of evading any provision of the Act or commissioner rule;
 - (3) shall exercise reasonable care and diligence to prevent persons under his/her supervision from engaging in conduct which would violate any provision of the Act or commissioner rule;
 - (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services;
 - (5) shall promptly report to the commissioner any known violation of the Act or commissioner rule;
 - (6) shall cooperate fully with the commissioner or staff in the investigation of an alleged violation of the Act or commissioner rule;
 - (7) shall not offer or promise anything of value with the intent of inducing a person who is performing a public duty to perform or fail to perform any act related to such public duty;
 - (8) shall not contract for or accept compensation or anything of value for services not performed;
 - (9) shall not knowingly or intentionally engage in any false or misleading conduct or advertising with respect to client solicitation;
 - (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency;
 - (11) shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - (12) shall not state or imply that the registrant represents a person or firm that the registrant does not in fact represent;
 - (13) shall not solicit or advertise property tax consulting services by claiming a specific result or stating a conclusion regarding such services without prior analysis of the facts and circumstances pertaining thereto.

License Data Search Results Search Again | Back

Please be aware that all TDLR licenses with a renewable license expiring on or after August 1, 2020 and before or on September 18, 2021 are considered to hold an emergency license valid for up to 120 days after their expiration date. More info: <https://www.tdlr.texas.gov/emergency-licenses.htm>

4 Records Found

License	Expiration	Name	City	Zip	Phone
ACTE0012383	04/09/2022	MCCREYNOLDS, JASON L			MILSON TARRANT
TACEE00012383E	07/17/2022	MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)			BEYAR TARRANT
JE-12383	07/06/2024 (Expired)	DANILA, MARIK S.			TARRANT
PTC-12383	06/28/2023	CROUCH, CHAMOLIER BARNARD			TARRANT

If license not found, please contact Customer Service at 800-803-9202

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[Texas Homeland Security](#) | [Texas Transparency](#) | [Texas Veterans Portal](#) | [Contact TDLR](#)

TAX CODE

TITLE 1. PROPERTY TAX CODE

SUBTITLE D. APPRAISAL AND ASSESSMENT

CHAPTER 23. APPRAISAL METHODS AND PROCEDURES

SUBCHAPTER A. APPRAISALS GENERALLY

Sec. 23.01. APPRAISALS GENERALLY. (a) Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.

(b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value.

(c) Notwithstanding Section 1.04(7)(C), in determining the market value of a residence homestead, the chief appraiser may not exclude from consideration the value of other residential property that is in the same neighborhood as the residence homestead being appraised and would otherwise be considered in appraising the residence homestead because the other residential property:

(1) was sold at a foreclosure sale conducted in any of the three years preceding the tax year in which the residence homestead is being appraised and was comparable at the time of sale based on relevant characteristics with other residence homesteads in the same neighborhood; or

(2) has a market value that has declined because of a declining economy.

(d) The market value of a residence homestead shall be determined solely on the basis of the property's value as a residence homestead, regardless of whether the residential use of the property by the owner is considered to be the highest and best use of the property.

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE

7009 3410 0001 2279 6175
7002

Postage	\$	1702 90 100	RIVERBEND FINANCE USBS Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$		

Sent To
TDLR - ENFORCEMENT DIVISION
Street, Apt. No.,
or PO Box No. **P.O. BOX 12157**
City, State, ZIP+4 **AUSTIN, TX 78711**



TEXAS DEPARTMENT OF LICENSING & REGULATION

COMPLAINT FORM

Your Tracking Number is: TRACK0123514

The complaint you filed with the Texas Department of Licensing and Regulation has been received and forwarded to Enforcement intake staff for review. We appreciate you bringing your concerns to our attention. This matter is important to us. Identifying violations of the law is one of the most essential functions of a regulatory agency. We will contact you again after we have completed our initial review of your complaint.

Additional documentation in support of your complaint may be faxed to (512)539-5698 or mailed to TDLR, P.O. Box 12157, Austin, Texas 78711. Please include the tracking number shown above on all documentation related to this matter. Please do not send original documents. All documents you send us will be scanned, electronically saved, and then destroyed.

Type of Complaint: Property Tax Consultant

A.

Would you be willing to testify if this case results in a hearing? Yes

B. You, as the complaining party:

Name: Randall C. Armstrong
Company: Tarrant Appraisal District
Address: 2500, Handley-Ederville Rd.
City/State/Zip: Fort Worth, TX 76118
Work Phone: 817-595-6088 Home Phone: Mobile Phone:
Fax: E-mail: ramstrong@tad.org

October 5, 2021 Property - 7308 John McCain Rd. CAD account # - 07721064 Complaint - Charge Chandler Crouch, Property Tax

C. The person or firm you are complaining about:

Name: Chandler Crouch
Company Name: Chandler Crouch Realtors
Physical Address: 9500 Ray White Rd.
City/State/Zip: Fort Worth, TX 76244
Mailing Address 9500 Ray White Rd.
City/State/Zip: Fort Worth, TX 76244
Office Phone: 817-928-4300 Fax: Mobile Phone:
E-mail: License or Registration #: 12363

D. EXPLANATION: Describe your complaint in detail.

Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his testimony in a "market value" protest hearing on June 16, 2021. The protest hearing on 6/16/21 referenced above was for the property located at 7308 John McCain Rd, (CAD account number 07721064), in Colleyville Texas. At the time of the TARB hearing the subject property was listed for sale by Mr. Crouch, the Broker/Realtor for \$2,530,000 (See attached Chandler Crouch Facebook listing) Mr. Crouch is also the authorized tax agent for all property in 7308 John McCain Rd. (See Attached Appointment of Agent Form). In this hearing the CAD representative presented recent sales in the subject neighborhood with an indicated market value of \$1,123,844 (See attached CAD Comparables Report). In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the "market value" of the property was \$882,000. (See attached TARB worksheet) He never once disclosed the fact that the home was currently listed for sale for \$2,530,000 by Mr. Crouch, the Realtor, during his sworn testimony before the TARB (See attached Facebook listing). This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part. One of the basic principles of the National Association of Realtors Code of Ethics is: "avoid exaggeration, misrepresentation, and concealment of pertinent facts" (See attached Basic Principles of the NAR Code of Ethics). In the TARB hearing Mr. Crouch did present misleading testimony that 7308 John McCain Rd. suffered \$31,812 of "water damage" as his justification for requesting a value reduction to \$882,000 from the 2021 CAD notified value of \$1,090,164 (See attached Property Value Notice) for a property worth more than \$2,000,000. This alleged water damage he presented as justification for a value reduction to the TARB is not listed in the seller's disclosure document that as the listing broker, Mr. Crouch had privy to during the June 2021 TARB hearing. It is also my opinion that any

Privacy and Security Policy, Accessibility, Open Records Policy, Anti-Bullying Policy, January 1, 2021 assessment date and should not have been presented or Compact with Texas, Report Suspected Fraud, File or Abuse a Texas Open Statewide Search those instead to mislead the TARB panel that the water Texas Homeland Security, Texas Transparency, Texas Veterans Portal, Contact TDLR to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole. As the Registered Property Tax Consultant for 20,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The property at 7308 John McCain is only one example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. There are many other misrepresentations of properties that he serves as both the tax agent and the commissioned broker that will also be disclosed as needed. Factors for Consideration: Seriousness Misrepresentations of fact in TARB hearings to achieve

unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. Additionally, 7308 John McCain will most likely sell at a value far greater than the \$882,000 Mr. Crouch testified to before the TARB and will potentially harm Tarrant CAD in the annual property value performance study conducted by the Texas Comptroller's Office. These tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency. 66.100. Code of Ethics and Professional Responsibility. (Amended effective February 1, 2006, 31 TexReg 487) (j) A registrant shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, a prospective client or employer, or a public agency or representative of a public agency. Respectfully, Randy Armstrong Director of Residential Appraisal Tarrant Appraisal District rarmstrong@tad.org 817-595-6088 Page 2 Attachments: 2021 Property Value Notice – 7308 John McCain Rd. Recording of Tarrant ARB Hearing – 7308 John McCain Rd. CAD Worksheet - TARB Hearing – 7308 John McCain Rd. Chandler Crouch Affidavit of Evidence – 7308 John McCain Rd. Chandler Crouch R

Chandler Crouch TDLR Complaint – TDLR License # 12363 – 9500 Ray White Rd. Fort Worth, TX 76244

October 5, 2021

Property – 7308 John McCain Rd.

CAD account # - 07721064

Complaint – Charge

Chandler Crouch, Property Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker intentionally misled members of the Tarrant Appraisal Review Board (TARB) with his testimony in a “market value” protest hearing on June 16, 2021.

The protest hearing on 6/16/21 referenced above was for the property located at 7308 John McCain Rd, (CAD account number 07721064), in Colleyville Texas. At the time of the TARB hearing the subject property was listed for sale by Mr. Crouch, the Broker/Realtor, for \$2,530,000. (See attached Chandler Crouch Facebook listing) Mr. Crouch is also the authorized tax agent for all property tax matters for the property located at 7308 John McCain Rd. (See Attached Appointment of Agent Form). In this hearing the CAD representative presented recent sales in the subject neighborhood with an indicated market value of \$1,123,844 (See attached CAD Comparables Report).

In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the “market value” of the property was \$882,000. (See attached TARB worksheet) He never once disclosed the fact that the home was currently listed for sale for \$2,530,000 by Mr. Crouch, the Realtor, during his sworn testimony before the TARB (See attached Facebook listing). This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part. One of the basic principles of the National Association of Realtors Code of Ethics is: “avoid exaggeration, misrepresentation, and concealment of pertinent facts” (See attached Basic Principles of the NAR Code of Ethics).

In the TARB hearing Mr. Crouch did present misleading testimony that 7308 John McCain Rd. suffered \$31,812 of “water damage” as his justification for requesting a value reduction to \$882,000 from the 2021 CAD notified value of \$1,090,164 (See attached Property Value Notice) for a property worth more than \$2,000,000. This alleged water damage he presented as justification for a value reduction to the TARB is not listed in the seller’s disclosure document that as the listing broker, Mr. Crouch had privy to during the June 2021 TARB hearing. It is also my opinion that any damage from water to the property occurred after the January 1, 2021 assessment date and should not have been presented or considered in the TARB hearing. Mr. Crouch was fully aware of this fact and chose instead to mislead the TARB panel that the water damage existed on January 1, 2021.

As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole.

As the Registered Property Tax Consultant for 20,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The property at 7308 John McCain is only one example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. There are many other misrepresentations of properties that he serves as both the tax agent and the commissioned broker that will also be disclosed as needed.

Factors for Consideration:

Seriousness

Misrepresentations of fact in TARB hearings to achieve unwarranted value reductions by Mr. Crouch will likely continue only to promote his name and real estate brokerage. Mr. Crouch's actions do in-fact create equity issues and inconsistent market values for all taxpayers in Tarrant County. Additionally, 7308 John McCain will most likely sell at a value far greater than the \$882,000 Mr. Crouch testified to before the TARB and will potentially harm Tarrant CAD in the annual property value performance study conducted by the Texas Comptroller's Office. These tactics and his continued mockery and criticism of the property tax system should not be allowed. I believe these actions warrant a thorough and serious investigation on the part of your agency.

66.100. Code of Ethics and Professional Responsibility. (Amended effective February 1, 2006, 31 TexReg 487)

(j) A registrant shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, a prospective client or employer, or a public agency or representative of a public agency.

Respectfully,

Randy Armstrong

Director of Residential Appraisal

Tarrant Appraisal District

rarmstrong@tad.org

817-595-6088

Chandler Crouch TDLR Complaint – TDLR License # 12363 – 9500 Ray White Rd. Fort Worth, TX 76244

Attachments:

2021 Property Value Notice – 7308 John McCain Rd.

Recording of Tarrant ARB Hearing – 7308 John McCain Rd.

CAD Worksheet - TARB Hearing – 7308 John McCain Rd.

Chandler Crouch Affidavit of Evidence – 7308 John McCain Rd.

Chandler Crouch Realtors Facebook Listing - 7308 John McCain Rd.

Chandler Crouch Appointment of Agent Form – 7308 John McCain Rd.

TDLR License Data – Chandler Crouch

66.100 TDLR Code of Ethics & Professional Responsibility

NAR Code of Ethics for Texas Realtors

TEXAS DEPARTMENT OF LICENSING AND REGULATION

P.O. Box 12157 • Austin, Texas 78711 • (800) 803-9202 • (512) 463-6599 • (512) 475-2871
www.license.state.tx.us • property.tax.consultants@license.state.tx.us

PROPERTY TAX CONSULTANTS CODE OF ETHICS

Texas Occupations Code, Chapter 1152 requires that registrants read and submit to a code of ethics. This requirement is part of the Property Tax Consultants registration application.

Rule 66.20 (f) reads as follows:

- (f) Individuals who are registered under Texas Occupations Code, Chapter 1152 shall certify that the registrant has read and submits to the code of ethics as follows:
- (1) shall not participate, whether individually, or in concert with others, in any plan, scheme, or arrangement attempting or having as its purpose the evasion of any provision of the Act or commissioner rule;
 - (2) shall not directly or indirectly or in any manner whatsoever lend his/her registration or identification to any person, firm or corporation for the purpose of evading any provision of the Act or commissioner rule;
 - (3) shall exercise reasonable care and diligence to prevent persons under his/her supervision from engaging in conduct which would violate any provision of the Act or commissioner rule;
 - (4) shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services;
 - (5) shall promptly report to the commissioner any known violation of the Act or commissioner rule;
 - (6) shall cooperate fully with the commissioner or staff in the investigation of an alleged violation of the Act or commissioner rule;
 - (7) shall not offer or promise anything of value with the intent of inducing a person who is performing a public duty to perform or fail to perform any act related to such public duty;
 - (8) shall not contract for or accept compensation or anything of value for services not performed;
 - (9) shall not knowingly or intentionally engage in any false or misleading conduct or advertising with respect to client solicitation;
 - (10) shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, prospective client or employer or to a public agency or representative of a public agency;
 - (11) shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - (12) shall not state or imply that the registrant represents a person or firm that the registrant does not in fact represent;
 - (13) shall not solicit or advertise property tax consulting services by claiming a specific result or stating a conclusion regarding such services without prior analysis of the facts and circumstances pertaining thereto.



LICENSE TYPES
REGULATED BY TDLR

APPLY/RENEW
LICENSES THROUGH EASY

DRIVER EDUCATION
PARENT TAUGHT AWARDS, ETC.

SEARCH SITE
LICENSES THROUGH EASY

CONTINUING ED
FOR PROFESSIONALS AND PRO

COURT ORDERED PROGRAMS

FEES AND UPDATES

FILE A COMPLAINT

MEETINGS, COMMISSION, RULES AND STATUTE

ENRPI

TDLR ADMINISTRATION

Property Tax Consultants Penalties and Sanctions

[Property Tax Consultants \(PTC\)](#)

[Texas Occupations Code, Chapter 1152](#)

[16 Texas Administration Code, Chapter 66](#)

Class A:

1st Violation, \$500 to \$3,000 and/or up to 6-month probated suspension

2nd Violation, \$1,500 to \$5,000 plus 1-year probated suspension to 1-year full suspension

3rd Violation, \$3,000 to \$5,000 per day not corrected plus 1-year full suspension to revocation

- Offered an educational program or course for pre-registration or upgrade credit without approval from the Department - 66.21(c)
- Failed to retain a copy of the certificate of completion for a course of continuing education for one year after the date of completion - 66.25(e)
- Failed to notify service recipients of the name, mailing address, and telephone number of the Department where required - 66.70(b)
- Failed to report to the Department a change of address within 30 days of the change - 66.70(c), 66.70(f)
- Failed to allow the Department to examine and copy pertinent records - 66.71(a)
- Failed to maintain client records for at least three years - 66.71(b)
- Failed to use required language on all advertising and registration forms - 66.72(a)
- Failed to retain student attendance records for three years or make copies available to former students or provide copies to the Department - 66.72(b)
- Failed to provide a certificate to a participant which includes actual hours attended - 66.72(c)
- Failed to fully assist the Department in the performance of an audit or investigation of complaint or provide requested information within the time frame set by the Department - 66.72(e)

Class B:

1st Violation, \$1,000 to \$5,000 and/or 1-year probated suspension up to revocation

2nd Violation, \$2,000 to \$5,000 plus 1-year probated suspension to revocation

3rd Violation, \$3,500 to \$5,000 per day not corrected plus revocation

- Performed services for compensation without certificate of registration - 1152.151(a), 66.20(a)
- Represented to be registered without registration - 1152.151(b)
- Failed to be employed by or associated with, and under the direct supervision, of a senior Property Tax Consultant - 1152.152(a), 66.70(e)

INSIDE TDLR



AGENCY
TDLR's Commiss



AGENCY
TDLR's Administ
TAC, Chapter 55



AGENCY
TDLR's Procedur
TAC, Chapter 60



AGENCY
TDLR's Enabling
Occupations Coc



AGENCY
TDLR Enforceme



AGENCY
TDLR's Core Val
Statement



TRANSPARENCY
Agency Reports

- Engaged in an activity that constitutes dishonesty, fraud, or gross incompetency while performing property tax consulting services - 1152.251(2), 1152.251(3), 66.100(d)
- Violated the standards of ethics adopted by the Commission, specifically: 1152.251(4)
- Participated in an evasion of the Act or Rules - 66.100(a)
- Lent his/her registration or identification for the purpose of evading the Act or Rules - 66.100(b)
- Failed to exercise reasonable care and diligence in the supervision of employees to ensure their conduct does not violate the Act or Rules - 66.100(c)
- Failed to promptly report to the commissioner any known violation of the Act or Rules - 66.100(e)
- Failed to cooperate with Department staff in the investigation of an alleged violation of the Act or Rules - 66.100(f)
- Offered something of value to a person who is performing a public duty with the intent of inducing that person to perform or fail to perform an act related to such public duty - 66.100(g)
- Contracted for or accepted compensation for services not performed - 66.100(h)
- Engaged in false or misleading conduct with respect to client solicitation - 66.100(i)
- Knowingly furnished inaccurate, deceitful, or misleading information - 66.100(j)
- Revealed information known to be confidential - 66.100(k)
- Stated or implied that the registrant represents a person or firm that the registrant does not in fact represent - 66.100(l)
- Solicited property tax consulting services by claiming a specific result - 66.100(m)
- Offered educational programs or courses for pre-registration or upgrade credit without being recognized by the Department - 66.21(a)
- Cheated on an examination - 66.61(b)
- Allowed an employee or associated to perform tax consulting services without first obtaining registration - 66.70(a)
- Performed property tax consulting services for compensation in connection with a property that is not real property when registered under section 1152.158 - 66.70(d)

Class C:

1st Violation, Revocation

2nd Violation, Revocation

3rd Violation, Revocation

- Failed to comply with previous order of Commission / Executive Director - 51.353(a) and 66.90
- Obtained a registration by fraud or false representation - 66.20(d), 60.63(b)
- Failed to pay the Department for a dishonored check - 60.82

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TEXAS DEPARTMENT OF LICENSING & REGULATION

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Please be aware that all TDLR licensees with a renewable license expiring *on or after August 1, 2020 and before or on September 18, 2021* are considered to hold an emergency license valid for up to 120 days after their expiration date.
More info: <https://www.tdlr.texas.gov/emergency-licenses.htm>

4 Records Found

License#	Exp. Date	Name	City	Zip	County	Phone
ACTech(C) - 12363	04/08/2022	MCREYNOLDS, JASON L			WILSON	
TACLE00012363E	07/17/2022	MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)			TARRANT	
JE - 12363	07/05/2021 <small>Expired</small>	DAVILA, MARK S.			BEXAR	
PTC - 12363	08/28/2023	CROUCH, CHANDLER BARNARD			TARRANT	

If license not found, please contact Customer Service at 800-803-9202

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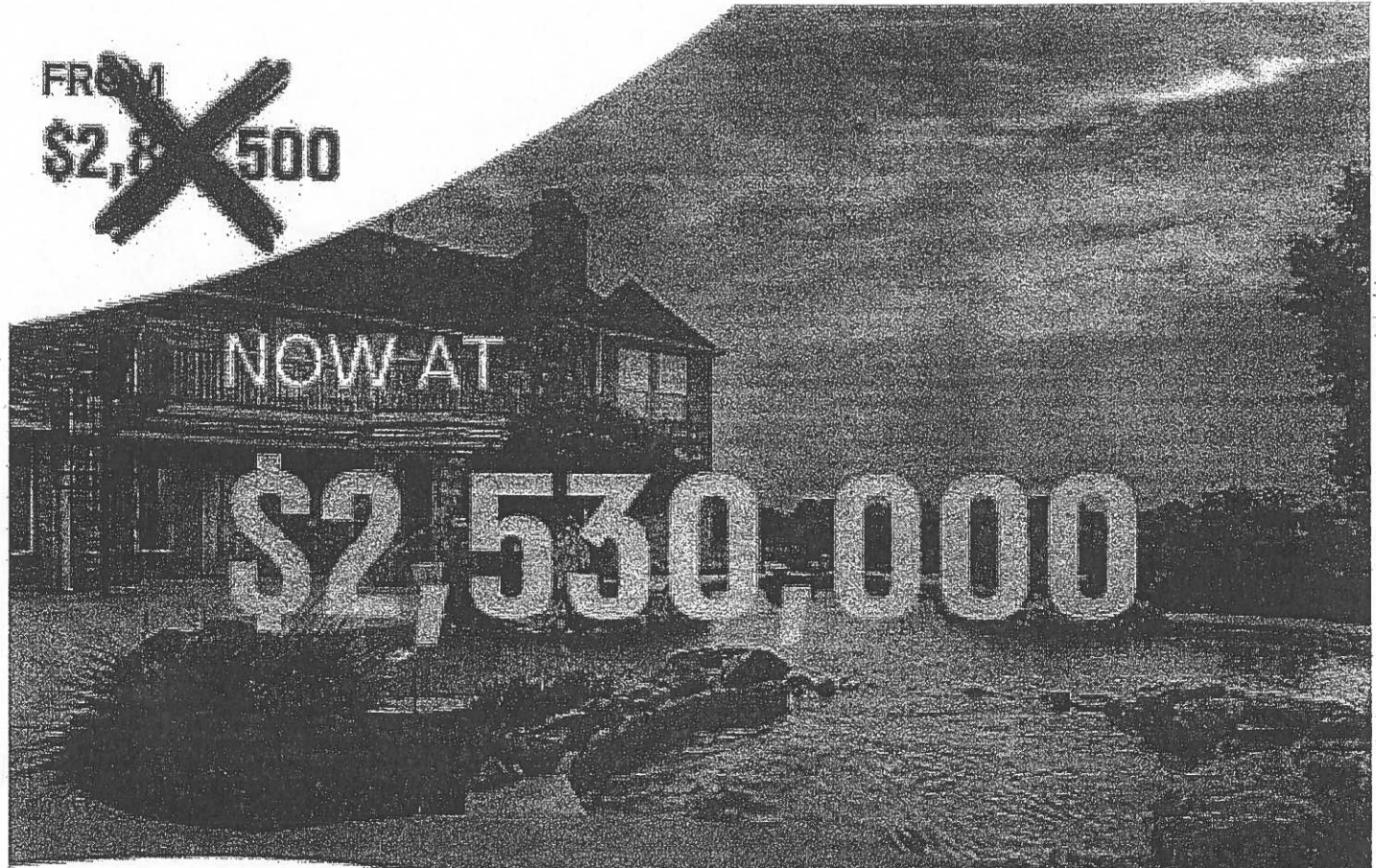


Chandler Crouch Realtors

14h

7308 John McCain Rd Colleyville, TX 76034 has reduced its price!

Now at \$2,530,000!!!



FROM
~~\$2,850,000~~

NOW AT

\$2,530,000

PRICE REDUCTION!

7308 John McCain Rd Colleyville, TX 76034

Appointment of Agent for Property Tax Matters

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Tax Code Section 1.111 and Comptroller Rule 9.3044. This designation will take effect until filed with the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the date the appraisal district by the owner or the owner's designated agent, or (2) the expiration date, if any, designated in some cases, you may want to contact your appraisal district or other local taxing units for free information before designating an agent.



Tarrant

Appraisal District Name

Date Received

STEP 1: Owner's Name and Address:

LARRY ETAL ANN R EPPERSON

(817) 239-5819

Name

Telephone Number (include area code)

7308 JOHN MCCAIN ROAD

Address

COLLEYVILLE, Texas 76034

City, State, Zip Code

STEP 2: Identify the Property for Which Authority is Granted: Identify all property for which you are granting the agent authority and unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical or situs address, or legal description). A chief appraiser may, if necessary to identify the property, request additional information. In lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional pages attached in the lower right-hand corner below.

(check one)

all property listed for me at the above address

the property(ies) listed below:

07721064

7308 JOHN MCCAIN ROAD, COLLEYVILLE, Texas 76034

Appraisal District Account Number

Physical or Situs Address of Property

Legal Description

Appraisal District Account Number

Physical or Situs Address of Property

Legal Description

Appraisal District Account Number

Physical or Situs Address of Property

Legal Description

ENTERED
MAY 21 2020
RM

RECEIVED
5/15/2020
EMAIL

If you have additional property for which authority is granted, attach additional sheets providing the appraisal district account number, physical or situs address, or legal description for each property. Identify here the number of additional sheets attached:

STEP 3: Identify the Agent:

Chandler Crouch Lic # 11730

8179284300

Name

Telephone Number (include area code)

9500 Ray White Rd, 2nd Floor

Address

Fort Worth, TX 76244

City, State, Zip Code

STEP 4: Specify the Agent's Authority

The agent identified above is authorized to represent me in (check one):

all property tax matters concerning the property identified

the following specific property tax matters:

The agent identified above is authorized to receive confidential information pursuant to Tax Code Sections 11.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.126(c)(2) and 23.45(b)(2):

Yes No

I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in the appraisal district to deliver the documents checked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delivered only to the agent at the agent's address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise required by law. I understand that these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units are not required to send me copies if I direct them to deliver the documents to my agent.

all communications from the chief appraiser

all communications from the appraisal review board

all communications from all taxing units participating in the appraisal district

STEP 5: Date the Agent's Authority Ends. Pursuant to Tax Code Section 1.111(c), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owners designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code Section 1.111(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends N/A

STEP 6: Identification, Signature, and Date:

Ann R Epperson

5/12/2020

Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner* Date

LARRY ETAL ANN R EPPERSON

Printed Name of Property Owner, Property Manager or Other Person Title Authorized to Act on Behalf of the Property Owner Title

The individual signing this form is (check one):

the property owner

a property manager authorized to designate agents for the owner

other person authorized to act on behalf of the owner other than the person being designated as agent

* This form must be signed by the property owner, a property manager authorized to designate agents for the owner or other person authorized to act on behalf of the owner other than the person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the document(s) authorizing you to designate agents or act on behalf of the property owner.

If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony under Penal Code Section 37.10.

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards.

For more information, visit our website:
comptroller.texas.gov/taxes/property-tax
50-162 • 12-16/13

TARRANT CAD COMPS
 PRESENTED IN HEARING
 6/16/21

Date Printed: 10/5/2021
 Printed By: TADWeb

Comparables Report

Valuation Date: January 1st 2021

Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	06085059	42571420
Neighborhood	065000	065000	065000
Address	7308 JOHN MCCAIN RD	6501 CUTTER RIDGE CT	6208 L D LOCKETT RD
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good
Condition	Good	Average	Good
Year Built	2000	1987	2006
Actual Area	4871	Value: \$46,680.00 Rate: \$60.00	Value: (\$27,000.00) Rate: \$60.00
Land Value	\$415,780.00	\$272,000.00	\$335,200.00
Garage Value	\$81,822.00	\$43,521.00	\$65,046.00
Pool Value	\$25,006.00	\$25,000.00	\$0.00
Outbuilding Value	\$8,085.00	\$13,716.00	\$0.00
Other Feature Value	\$0.00	\$0.00	\$0.00
Effective Year	2000	1987 0.50% \$50,700.00	2006 0.50% (\$49,500.00)
Sale Date	0	11/12/2020	10/2/2020
Sale Price	\$0.00	\$780,000.00	\$1,830,000.00
Comp Object Index Value	0	1232	2201
Value			
Indicated Value	\$1,238,444.00	\$952,777.00	\$1,838,888.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplSiteID: 107721064

Oldest Sale Date: 1/1/2018
 Last Updated Date: 3/7/2021
 Page Number: Page 1 of 1

Information is subject to change (Tax Code 41.461). Verify the information within 14 days of the hearing date. Additional data that may be used during a hearing is available at the TAD Service Counter including aerials, maps, photos, procedures, etc.



2021 PROPERTY VALUE NOTICE

04-15-2021

TARRANT APPRAISAL DISTRICT
2500 HANDLEY-EDERVILLE ROAD
FORT WORTH, TX 76118

To file a protest and see additional value,
exemption and sales information, go to:
www.TAD.org

★ ACCOUNT NUMBER: 07721064 ★

11730 CHANDLER CROUCH
LARRY ETAL ANNIR EPPERSON
9500 RAY WHITE RD 2ND FLOOR
FT WORTH TX 76244

Duplicate of Original

Property Description and Address
EPPERSON ADDITION BLOCK 1 LOT 1
730 JOHN MCCAIN RD



MAY 17, 2021
IS YOUR PROTEST DEADLINE

Table with 5 columns: 2020 Market Value, For Questions Please Call, 2021 Market Value, 2021 Appraised Value, Messages. Includes tax unit breakdown for 2020 and 2021.

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. NOTE: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes.

2020 Exemptions Granted Amounts: COUNTY HOSPITAL COLLEGE SCHOOL CITY

Homestead 25,000

2021 Exemptions Granted Amounts: COUNTY HOSPITAL COLLEGE SCHOOL CITY

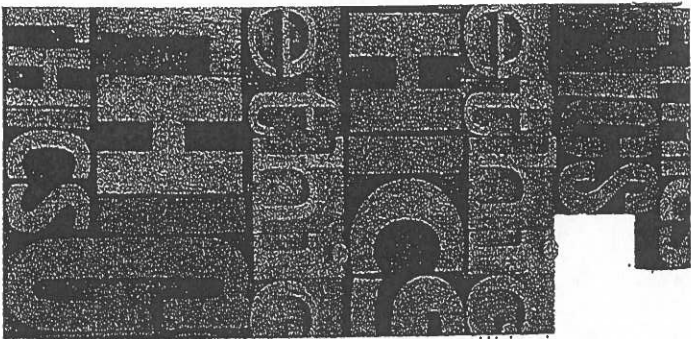
Homestead 25,000

Exemptions Cancelled/Reduced: COUNTY HOSPITAL COLLEGE SCHOOL CITY

If you disagree with the proposed value, contact the TARRANT APPRAISAL DISTRICT (TAD) at (817) 284-3925. If the APPRAISAL DISTRICT cannot resolve the problem, you have the right to appeal to the APPRAISAL REVIEW BOARD (ARB). IN ORDER TO APPEAL YOU MUST FILE A WRITTEN PROTEST WITH THE ARB NO LATER THAN MAY 17, 2021.

66.100. Code of Ethics and Professional Responsibility. (Amended effective February 1, 2006, 31 TexReg 487)

- (a) A registrant shall not participate, whether individually, or in concert with others, in any plan, scheme, or arrangement attempting or having as its purpose the evasion of any provision of the Act or commission rule.
- (b) A registrant shall not directly or indirectly or in any manner whatsoever lend his/her registration or identification to any person, firm or corporation for the purpose of evading any provision of the Act or commission rule.
- (c) A registrant shall exercise reasonable care and diligence to prevent persons under his/her supervision from engaging in conduct which would violate any provision of the Act or commission rule.
- (d) A registrant shall not engage in any activity that constitutes dishonesty, fraud, or gross incompetence while performing property tax consulting services.
- (e) A registrant shall promptly report to the department any known violation of the Act or commission rule.
- (f) A registrant shall cooperate fully with the department in the investigation of an alleged violation of the Act or commission rule.
- (g) A registrant shall not offer or promise anything of value with the intent of inducing a person who is performing a public duty to perform or fail to perform any act related to such public duty.
- (h) A registrant shall not contract for or accept compensation or anything of value for services not performed.
- (i) A registrant shall not knowingly or intentionally engage in any false or misleading conduct or advertising with respect to client solicitation.
- (j) A registrant shall not knowingly furnish inaccurate, deceitful, or misleading information to a client or employer, a prospective client or employer, or a public agency or representative of a public agency.
- (k) A registrant shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law.
- (l) A registrant shall not state or imply that the registrant represents a person or firm that the registrant does not in fact represent.
- (m) A registrant shall not solicit or advertise property tax consulting services by claiming a specific result or stating a conclusion regarding such services without prior analysis of the facts and circumstances pertaining thereto.



BASIC PRINCIPLES OF THE NAR CODE OF ETHICS

1. Protect and promote your client's interests, but be honest with all parties.
2. Avoid exaggeration, misrepresentation, and concealment of pertinent facts. Do not reveal facts that are confidential under the scope of your agency relationship.
3. Cooperate with other real estate professionals to advance your client's best interests.
4. When buying or selling, make your position in the transaction of interest known.
5. Disclose present or contemplated interest in any property to all parties.
6. Avoid side deals without your client's informed consent.
7. Accept compensation from only one party, except with full disclosure and informed consent.
8. Keep the funds of clients and customers in escrow.
9. Assure, whenever possible, that transactional details are in writing.
10. Provide equal service to all clients and customers.
 - 1.1. Be knowledgeable and competent in the fields of practice in which you ordinarily engage. Obtain assistance or disclose lack of experience if necessary.
 - 1.2. Communicate honestly and present a true picture in your advertising, marketing, and other public representations.*

(...continued on back)

TX TEXAS REALTORS

Date: 6/14/2021

Scheduled Time: 8:00 AM

Panel: P Seq: 96

Acct# 07721064

Dept. Code: Residential

Check In Time:

Value/Decision by Participant

Case# 21-176271

Prop. Class: A

CHAIRPERSON

Johnson, P 900,000

Situs Address 7308 JOHN MCCAIN RD

AIN: 12859H-1-1

PANEL MEMBER

Marslett, D 1,090,000

City, Zip Code COLLEYVILLE 76034

PANEL MEMBER

Johnson, C 900,000

Owner EPPERSON LARRY ETAL ANN R

FID

TAD REP

Authorized Agent CHANDLER CROUCH

No FID

TAD REP

~~Couch, C~~ 1,090,000

Filing Party CHANDLER CROUCH

Atty

OWNER / AGENT

ARB Mail Address 9500 RAY WHITE RD 2ND FLOOR

OWNER / AGENT

Crouch, C 882,000

City, State and Zip FT WORTH, TX 76244

PANEL DECISION

900,000

MARKET VALUE \$1,090,164

PROTEST ISSUE 1) Incorrect appraised (market) value

PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	07721064	ASN Notified Value	\$2,180,328
-------	----------	--------------------	-------------

Accounts in ASN	# of Accts in ASN	1
-----------------	-------------------	---

07721064
D, - 3 Sales, same tax, adjustments, when this happened? 4/20/21 different neighbors

I am the duly authorized owner or agent (agent # _____) under section 1.111 of the Texas Property Tax Code and the rules of the Comptroller.

My signature below signifies that I hereby withdraw this account for all protests for the tax year(s) and cases on this control sheet.

X _____

OR

My signature below signifies that, prior to this hearing, I have either: (a) signed a settlement with Tarrant Appraisal District; or (b) presented to the TARB an affidavit, to be considered at a time chosen by the TARB for the account(s) for all protests for the tax year(s) and cases on this control sheet. If neither of these has occurred, I understand and agree the protest(s) will be dismissed for failure to appear. I waive the right to a hearing other than as described under (b).

X _____

Comments, Additional Participant Names
D - paper signed, 3,108⁰⁰, add, without date is when I provided the report, property would represent the neighbors \$31,812

TGM

JUN 17 2021

Ref # 42077590

Tarrant Appraisal District



Date: 6/14/2021

Scheduled Time: 8:00 AM

Panel:

Seq: 96

Acct#

07721064

Dept. Code: Residential

Check In Time:

Case#

21-176271

Prop. Class: A

TAD REP

<i>Rosely</i>	

Situs Address

7308 JOHN MCCAIN RD

AIN: 12859H-1-1

TAD REP

City, Zip Code

COLLEYVILLE 76034

Owner

EPPERSON LARRY ETAL ANN R

FID

Land Value

Authorized Agent

CHANDLER CROUCH

No FID

Improvement Value or BPP

Filing Party

CHANDLER CROUCH

Atty

Total Value of TARB Determination

<i>\$ 900,000</i>
Appraiser Review

ARB Mail Address

9500 RAY WHITE RD 2ND FLOOR

City, State and Zip

FT WORTH, TX 76244

Legal Descr

EPPERSON ADDITION Block 1 Lot 1

Neighborhood

3C600A

MARKET VALUE

\$1,090,164

PROTEST ISSUE

1) Incorrect appraised (market) value

PROTEST YEAR

2021

APPRAISAL SITE NUMBER

ASN #	ASN Notified Value	\$2,180,328
07721064		
Accounts in ASN	# of Accts in ASN	1
07721064		

District Comments

882,000

1,090,000

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$1,024,814

Comparables Report

	Subject	Comp:1	Comp:2	Comp:3
PIN	07721064	41652894	06379915	06085059
Neighborhood	03C600A	03C600A	03C600A	03C600A
Address	7308 JOHN MCCAIN RD	205 BANDIT TR	308 WHITE DR	6501 CUTTER RIDGE CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Average
Year Built	2000	2013	1997	1987
		Value Rate Adj	Value Rate Adj	Value Rate Adj
Actual Area	4,871	4,986 \$60.00 (\$6,900.00)	4,066 \$60.00 \$48,300.00	4,093 \$60.00 \$46,680.00
Land Value	\$415,200.00	\$403,350.00 \$1.00 (\$1,850.00)	\$372,300.00 \$1.00 \$42,900.00	\$372,000.00 \$1.00 \$43,200.00
Garage Value	\$81,822.00	\$66,704.00 \$1.00 \$15,118.00	\$39,828.00 \$1.00 \$41,994.00	\$43,521.00 \$1.00 \$38,301.00
Pool Value	\$25,000.00	\$25,000.00 \$1.00 \$0.00	\$25,000.00 \$1.00 \$0.00	\$25,000.00 \$1.00 \$0.00
Outbuilding Value	\$8,085.00	\$16,751.00 \$1.00 (\$8,666.00)	\$0.00 \$1.00 \$8,085.00	\$13,716.00 \$1.00 (\$5,631.00)
Other Feature Value	\$1,527.00	\$0.00 \$1.00 \$1,527.00	\$0.00 \$1.00 (\$5,340.00)	\$0.00 \$1.00 \$1,527.00
Effective Year	2000	2013 0.50% (\$73,937.50)	1997 0.50% \$13,875.00	1987 0.50% \$50,050.00
Notified Value	\$1,090,164	\$1,137,500	\$925,000	\$770,000
Comp Object Index Value	0	\$25	667	1233
Value				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$1,076,491.50	\$1,024,814.00	\$944,127.00

* Private Data

Valuation Method: Residential Equity
 Date Source: ResEquityCompDataSource

Name: EPPERSON ADDITION-1
 ApplSiteId: 107721064

Comparables Report

Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	04989694	04899962
Neighborhood	03C600A	03C600A	03C600A
Address	7308 JOHN MCCAIN RD	6403 WESTCOAT DR	7208 PLEASANT RUN RD
Improvement type	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good
Condition	Good	Good	Average
Year Built	2000	1983	1979
Actual Area	4,871	3,805	2,295
Land Value	\$415,200.00	\$489,000.00	\$417,975.00
Garage Value	\$81,822.00	\$35,348.00	\$26,961.00
Pool Value	\$25,000.00	\$0.00	\$0.00
Outbuilding Value	\$8,085.00	\$21,179.00	\$3,919.00
Other Feature Value	\$15,277.00	\$0.00	\$0.00
Effective Year	2000	1995	1995
Notified Value	\$1,090,164	\$991,430	\$730,000
Comp Object Index Value	0	1.239	1.345
Value			
Median Value	\$1,024,814.00		
Indicated Value	\$1,024,814.00	\$1,026,342.75	\$970,743.00

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplSiteId: 107721064

Comparables Report

	Subject	Comp.7	Comp.8	Comp.9
PIN	07721064	01213881	06455662	03211851
Neighborhood	03C600A	03C600A	03C600A	03C600A
Address	7308 JOHN MCCAIN RD	7315 HIX CT	7506 JOHN MCCAIN RD	7806 TILLMAN HILL CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Average	Average	Average
Year Built	2000	1986	1993	1981
		Value	Rate	Adj
Actual Area	4,871	4,662	\$60.00	\$12,540.00
Land Value	\$415,200.00	\$528,000.00	\$1.00	(\$112,800.00)
Garage Value	\$81,822.00	\$41,713.00	\$1.00	\$40,109.00
Pool Value	\$25,000.00	\$25,000.00	\$1.00	\$0.00
Outbuilding Value	\$8,085.00	\$0.00	\$1.00	\$8,085.00
Other Feature Value	\$1,527.00	\$0.00	\$1.00	(\$85,041.00)
Effective Year	2000	1986	0.50%	\$70,700.07
		Value	Rate	Adj
Notified Value	\$1,090,164	\$1,010,001		\$525,000
Comp Object Index Value	0	1849		\$533,032
Value				\$780
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$943,594.07		\$879,784.00
				\$1,026,245.04

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: EPPERSON ADDITION-1-1
 AppSiteId: 107721064

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	06606245	06830234	07694113
Neighborhood	03C600A	03S030G	03S030K	03C600J
Address	7308 JOHN MCCAIN RD	807 POTOMAC PL	1317 VILLAGE GREEN DR	200 COMPTON CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Average	Good
Year Built	2000	1998	1999	2000
		Value Rate Adj	Value Rate Adj	Value Rate Adj
Actual Area	4,871	4,861 \$60.00 \$600.00	4,416 \$60.00 \$27,300.00	5,584 \$60.00 (\$42,780.00)
Land Value	\$415,200.00	\$393,750.00 \$0.00 \$21,450.00	\$427,072.00 \$0.00 (\$11,872.00)	\$250,000.00 \$0.00 \$165,200.00
Garage Value	\$81,822.00	\$46,217.00 \$0.00 \$35,605.00	\$47,727.00 \$0.00 \$34,095.00	\$56,442.00 \$0.00 \$25,380.00
Pool Value	\$25,000.00	\$25,000.00 \$0.00 \$0.00	\$25,000.00 \$0.00 \$0.00	\$25,000.00 \$0.00 \$0.00
Outbuilding Value	\$8,085.00	\$0.00 \$0.00 \$8,085.00	\$0.00 \$0.00 \$8,085.00	\$0.00 \$0.00 \$8,085.00
Other Feature Value	\$1,527.00	\$1,527.00 \$0.00 (\$17,994.00)	\$0.00 \$0.00 \$1,527.00	\$0.00 \$0.00 \$1,527.00
Effective Year	2000	1998 0.00% \$8,096.00	1999 0.00% \$3,850.00	2000 0.00% \$0.00
Sale Date	0	06/28/2019	08/06/2020	08/05/2020
Sale Price	\$0.00	\$809,600.00	\$770,000.00	\$755,000.00
Comp Object Index Value	0	1,489	1,854	2,544
Value				
Indicated Value	\$914,476.00	\$855,442.00	\$832,985.00	\$912,412.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplSfctd: 107721064

Comparables Report

Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	07060238	40347575
Neighborhood	03C600A	03C500A	03C5001
Address	7308 JOHN MCCAIN RD	3440 CREEK RD	508 HAVERHILL LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good
Condition	Good	Good	Good
Year Built	2000	1998	2008
	Value	Rate	Adj
Actual Area	4,871	4,541	\$60.00
Land Value	\$415,200.00	\$298,800.00	\$0.00
Garage Value	\$81,822.00	\$32,504.00	\$0.00
Pool Value	\$25,000.00	\$0.00	\$0.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00
Effective Year	2000	1998	0.00%
Sale Date	0	04/27/2020	06/05/2020
Sale Price	\$0.00	\$713,000.00	\$815,000.00
Comp Object Index Value	0	2,885	3,252
Value			
Indicated Value	\$914,476.00	\$940,260.00	\$1,025,903.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplSiteId: 107721064

CAD.Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Condition Issues

Repair Issues

Issue	Photos	Estimate/Invoice	Expense
Burst Pipe Damage Photos Costs Below	7	No	\$9584
Estimate To Repair Cracks, Drywall & Paint Repairs	0	Yes	\$12644
Burst Pipe Damage Cost	0	Yes	\$414
Burst Pipe Damage Cost	0	Yes	\$2435
Burst Pipe Damage Ins Est Minus Plumbing Repairs	0	Yes	\$6735
Total:			\$31812

Repair & Cosmetic Issue Total: \$31812

DFW REMODELING		3204 Irish dr	
1 Year Warranty		N.R.H. Tx 76180	
		Call 817-814-9879	
PROPOSAL SUBMITTED FOR		HOME PHONE	
LARRY EPPERSON		817-371-2543	
Repair cracks, garage and bedrooms painting		CITY, STATE, ZIP	DATE
		7508 John McCain	5/8/21
		Cohasset, tx 76034	
STEP 1: Job Specifications			PRICE
Main garage	\$4,330	Repair house garage	\$1,600
Repair all ceiling and walls cracks (around 10)		Paint entire garage	
Paint entire garage		Rest house entrance	\$1,300
Garage No 2	\$1,800	Repair ceiling and wall cracks (around 4)	
Repair drywall ceiling hole		Paint ceiling entrance	
Paint entire garage			
Guest Apt	\$820		
Repair three cracks paint walls where cracks were repaired			
Kitchen into living room	\$1,000		
Repair ceiling crack and paint all ceiling			
Master bedroom and bathroom	\$1,750		
Repair ceiling cracks and paint ceiling			
TOTAL			\$15,540
We hereby propose to furnish labor and materials to complete the job in accordance with the above specifications, for the total to be paid as follows:			
All work to be completed in a workmanlike manner according to practice standards. Any alteration or deviation from the above specifications will incur extra costs			
Authorized Signature		Acceptance Signature	Date of Acceptance

\$12,644.00

Estimate to repair cracks, drywall damage from storm water line bursts and repaint those areas.



Schrader Plumbing LLC
 5520 Davis Blvd.
 North Richland Hills, Texas 76180
 (817) 262-0989
 M-40209

Invoice 9904071
 Invoice Date 2/24/2021
 Completed Date
 Customer PO

Billing Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034-USA

Job Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034-USA

Description of Work

- 1-repair busted pipes on water line (4)
- 2-reconnect icemaker line and diagnose
- 3-install new kitchen island faucet

Task #	Description	Quantity	Your Price	Your Total
SP200	Repair broken water lines	4.00	\$400.00	\$1,600.00
SP311	Tech will need to diagnosis issue to verify what this problem is, and what the pricing will be to repair/replace.	1.00	\$75.00	\$75.00
SP200	New faucet purchase and installation	1.00	\$350.00	\$350.00

Paid On	Type	Memo	Amount
2/24/2021	Visa		\$2,025.00
		Potential Savings	\$0.00
		Sub-Total	\$2,025.00
		Tax	\$0.00
		Total Due	\$2,025.00
		Payment	\$2,025.00
		Balance Due	\$0.00

Thank you for choosing Schrader Plumbing LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

2/24/2021

I find and agree that all work performed by Schrader Plumbing LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

2/24/2021

I authorize Schrader Plumbing LLC to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

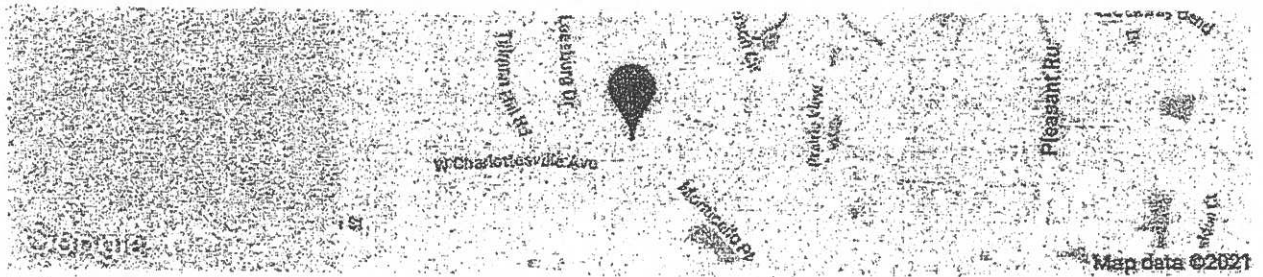
2/24/2021



Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 11, 2021

Services

Diagnose and Repair - Refrigerator	\$40
Service Call	\$75
Subtotal	\$115.00
Tax	\$3.30

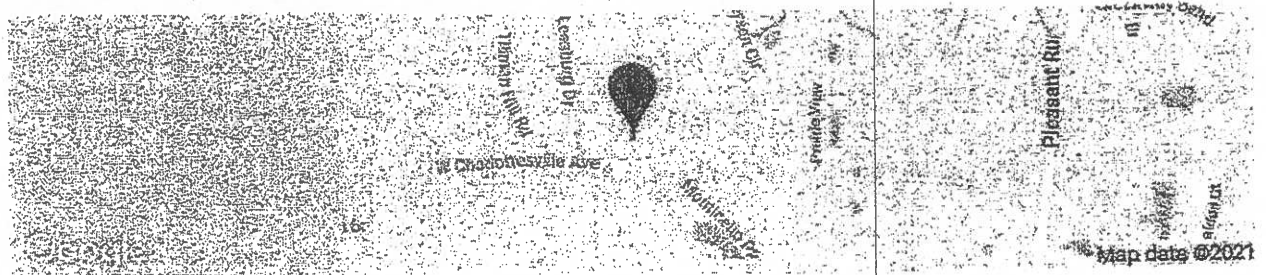
\$118.30



Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 15, 2021

Services

Diagnose and Repair - Refrigerator	\$200
Service Call	\$75
Subtotal	\$275.00
Tax	\$16.50
Total	\$291.50

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached):	\$914,476
Owner-provided data (Exhibit 2 attached):	\$31,812
Final Market Indicated Value:	\$882,664

My Opinion of Value for the Incorrect Market Value protest: \$882,664

REBUTTAL OF TAD's EVIDENCE:

The following comps used by TAD were found to be deficient for the following reasons:

TAD's Comp #	Address	Reason Deficient
#1	6501 CUTTER RIDGE CT	<ul style="list-style-type: none"> • The sqft difference between subject and comp exceeds 15%. Unacceptable by USPAP standards. • Year built exceeds allowable tolerance according to USPAP standards. • Overall style of construction is not comparable. Not consistent with USPAP standards. • Subject property and comps have a different number of stories, which is unacceptable according to USPAP standards. • Distance from subject exceeds 0.91 miles from the subject and is not comparable due to geographic proximity
#2	6208 L D LOCKETT RD	<ul style="list-style-type: none"> • Year built exceeds allowable tolerance according to USPAP standards. • Overall style of construction is not comparable. Not consistent with USPAP standards. • Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards. • Distance from subject exceeds 1.08 miles from the subject and is not comparable due to geographic proximity
#3	298 BANDIT TR	<ul style="list-style-type: none"> • Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
CLEANING	163.44		163.44
CONTENT MANIPULATION	150.59		150.59
GENERAL DEMOLITION	257.91		257.91
DOORS	556.36		556.36
DRYWALL	649.63		649.63
ELECTRICAL	45.91		45.91
FRAMING & ROUGH CARPENTRY	181.51		181.51
INSULATION	370.95	9.92	361.03
LABOR ONLY	736.00		736.00
LIGHT FIXTURES	229.17		229.17
PAINTING	2,005.78	366.50	1,639.28
USER DEFINED ITEMS	1,143.00		1,143.00
WATER EXTRACTION & REMEDIATION	75.18		75.18
Subtotal	6,565.43	376.42	6,189.01
Material Sales Tax	149.19	5.85	143.34
Cleaning Mtl Tax	0.81		0.81
Cleaning Sales Tax	19.75		19.75
Total	6,735.18	382.27	6,352.91

FREQUENTLY ASKED QUESTIONS

The FAQ's and answers below will be helpful in the claim process. If there is any conflict between these answers and the policy, your policy controls. Please read your policy.

How is my initial Dwelling payment determined?

Subject to the applicable deductible and policy conditions, Dwelling payments are generally based on the cost to repair or replace the damaged property with similar construction and for the same use on the same premises. When the cost to repair or replace the damaged dwelling exceeds \$5000, USAA will pay a portion of the claim: up front (the actual cash value of the loss), and the balance (recoverable depreciation) when the repairs are complete.

How do I collect the recoverable depreciation?

Where initial payment for Dwelling loss is in the amount of Actual Cash Value, to receive additional amounts (recoverable depreciation); you must complete the actual repair or replacement of the damaged part of the property. When repair or replacement is actually completed, the policy will pay the covered additional amount you actually and necessarily incurred to repair or replace the property, but not to exceed the approved replacement cost of your claim (our cost). In no case will USAA pay more than the total amount of the actual repairs less your policy deductible.

Why is the check made out to me and someone else (or some other company)?

If your check includes the name of your mortgage company it is because we are required to include their name on our payment to you per the mortgage clause on your policy. The check must be presented to them for their endorsement prior to submitting it to our bank for payment. Incomplete endorsements will result in the check being returned without payment. Please contact us if the mortgage information is incorrect so that we may update that information and issue a correct payment to you.

What if I'm not going to repair or replace my damaged property using the same material?

Please contact us if you choose to repair or replace the damaged building part with a different material or type of construction.

Tax Protest Photo Addendum of Issues Affecting Market Value

CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below



Property Owner's Affidavit of Evidence

Form 50-283

Tarrant

Appraisal District's Name

Tax Year 2021

07721064

Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner or Lessee

EPPERSON, LARRY ETAL ANN R (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

7308 JOHN MCCAIN RD, COLLEYVILLE, TX, 76034

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

7308 JOHN MCCAIN RD

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
| <input checked="" type="checkbox"/> Value is unequal compared with other properties. | <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland. |
| <input type="checkbox"/> Property should not be taxed in _____
(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | <input type="checkbox"/> Owner's name is incorrect. |
| <input type="checkbox"/> Failure to send required notice. _____
(type) | <input type="checkbox"/> Property description is incorrect. |
| <input type="checkbox"/> Exemption was denied, modified or cancelled. | <input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| <input type="checkbox"/> Temporary disaster damage exemption was denied or modified. | <input type="checkbox"/> Other: _____ |

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: 16

SECTION 5: Statement of Facts or Arguments

State all facts or arguments that may help resolve your case.

TAD's proposed market value is incorrect and/or the property is not being equally valued when compared to other properties as supported by the attached evidence. Attached you will find my opinion of value and supporting evidence for both Market Value and/or Unequal protests.

SECTION 6: Hearing Type

Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

- I do **not** intend to appear at the hearing, either in person or by telephone conference call.
This affidavit and the evidence and/or argument submitted with it may be used for the hearing if I do not appear in person at the hearing.
- I intend to appear **in person** at the hearing.
This affidavit may not be used for the hearing if I do appear in person at the hearing.
- I intend to appear **by telephone conference call** for the hearing.
This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.
If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

NOTE: You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend **NOT** to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 7: Name and Signature

State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

- My name is Chandler Crouch, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
- Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
- Any materials I am submitting as evidence comprise a total of 16 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
- The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21

[Signature]
Affiant Signature

SWORN TO AND SUBSCRIBED before me on the
28th day of May, 20 21



Jennifer Jameson
Notary Public, State of Texas

January 6, 2025
My Commission Expires

Jennifer Jameson
Notary's Printed Name

Important Information

GENERAL INFORMATION: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

Property owners not appearing in person at a scheduled ARB protest hearing are required to offer and submit evidentiary materials (such as documents, photographs, etc.) or argument (such as a written statement that specifies the action of the appraisal district relating to the property from which relief is sought) by written affidavit delivered to the ARB before the hearing.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should **NOT** be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. **Do not file this document with the Texas Comptroller of Public Accounts.**

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$1,024,814

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	41652894	06379915	06085059
Neighborhood	03G600A	03G600A	03G600A	03G600A
Address	7308 JOHN MCCAIN RD	205 BANDIT TR	308 WHITE DR	6501 CUTTER RIDGE CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Average
Year Built	2000	2013	1997	1987
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Actual Area	4,871	4,986	4,066	4,093
Land Value	\$418,200.00	\$409,350.00	\$372,900.00	\$372,900.00
Garage Value	\$81,822.00	\$66,704.00	\$39,828.00	\$43,521.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Outbuilding Value	\$8,085.00	\$16,751.00	\$0.00	\$13,716.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	2013	1997	1987
		0.50%	0.50%	0.50%
Notified Value	\$1,090,164	\$1,137,500	\$925,000	\$770,000
Comp Object Index Value	0	925	667	1,283
Value/				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$1,076,491.50	\$1,024,814.00	\$944,127.00

* Private Data

Valuation Method: Residential Equity Name: EPPERSON ADDITION-1-1

Data Source: ResEquityCompDataSource Appl/SiteId: 107721064

Page Number Page 1 of 3

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	04899694	04899662	01213814
Neighborhood	080600A	080600A	080600A	080600A
Address	7308 JOHN MCCAIN RD	6403 WESTCOAT DR	7208 PLEASANT RUN RD	1208 HOLLY LN N
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Average
Year Built	2000	1989	1978	1984
		<u>Value</u>	<u>Value</u>	<u>Value</u>
Actual Area	4,871	3,805	2,295	3,254
Land Value	\$415,200.00	\$489,000.00	\$17,875.00	\$486,000.00
Garage Value	\$81,822.00	\$35,348.00	\$26,961.00	\$61,659.00
Pool Value	\$25,000.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$8,085.00	\$21,179.00	\$3,919.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	1995	1995	1984
		<u>Rate</u>	<u>Rate</u>	<u>Rate</u>
Notified Value	\$1,090,164	\$991,430	\$730,000	\$927,743
Comp Object Index Value	0	1,289	1,345	1,541
Value/				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$1,026,342.75	\$970,743.00	\$1,046,389.44

* Private Data

Valuation Method: Residential Equity Name: EPPERSON ADDITION-1-1

Data Source: ResEquityCompDataSource AppSiteId: 107721064

Page Number Page 2 of 3

Valuation Date: 01/01/2021

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

	Subject	Comp7	Comp8	Comp9
PIN	07721064	01213881	06455662	03211851
Neighborhood	030600A	030600A	030600A	030600A
Address	7308 JOHN MCCAIN RD	7315 HIX CT	7506 JOHN MCCAIN RD	7806 TILLMAN HILL CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Average	Average	Average
Year Built	2000	1986	1993	1981
Actual Area	4,871	4,662	3,387	2,376
Land Value	\$415,200.00	\$528,000.00	\$209,100.00	\$162,000.00
Garage Value	\$81,822.00	\$41,713.00	\$50,165.00	\$37,743.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$192,700	\$0.00	\$0.00	\$0.00
Effective Year	2000	1986	1993	1981
Notified Value	\$1,090,164	\$1,010,001	\$525,000	\$333,032
Comp Object Index Value	0	1849	3026	2789
Value				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$943,594.07	\$879,784.00	\$1,026,246.04

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached):	\$914,476
Owner-provided data (Exhibit 2 attached):	\$31,812
Final Market Indicated Value:	\$882,664

My Opinion of Value for the Incorrect Market Value protest: \$882,664

REBUTTAL Of TAD's EVIDENCE:

The following comps used by TAD were found to be deficient for the following reasons:

TAD's Comp #	Address	Reason Deficient
#1	6501 CUTTER RIDGE CT	<ul style="list-style-type: none">• The sqft difference between subject and comp exceeds 15%. Unacceptable by USPAP standards.• Year built exceeds allowable tolerance according to USPAP standards.• Overall style of construction is not comparable. Not consistent with USPAP standards.• Subject property and comps have a different number of stories, which is unacceptable according to USPAP standards.• Distance from subject exceeds 0.91 miles from the subject and is not comparable due to geographic proximity
#2	6208 L D LOCKETT RD	<ul style="list-style-type: none">• Year built exceeds allowable tolerance according to USPAP standards.• Overall style of construction is not comparable. Not consistent with USPAP standards.• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.• Distance from subject exceeds 1.08 miles from the subject and is not comparable due to geographic proximity
#3	298 BANDIT TR	<ul style="list-style-type: none">• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

Date Printed: 06/13/2021
 Printed By: Chandler Crouch
 Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	06606245	06830234	07694113
Neighborhood	030609A	03030303	0303030K	030600J
Address	7308 JOHN MCCAIN RD	807 POTOMAC PL	1317 VILLAGE GREEN DR	200 COMPTON CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Average	Good
Year Built	2000	1998	1999	2000
Actual Area	4,871	4,861	4,416	5,584
Land Value	\$416,200.00	\$393,750.00	\$427,072.00	\$250,000.00
Garage Value	\$81,822.00	\$46,217.00	\$47,727.00	\$56,442.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$1,952.100	\$0.00	\$0.00
Effective Year	2000	1998	1999	2000
Sale Date	0	06/28/2019	08/06/2020	08/05/2020
Sale Price	\$0.00	\$809,600.00	\$779,000.00	\$756,000.00
Comp Object Index Value	0	1,489	1,854	2,544
Value/				
Indicated Value	\$914,476.00	\$865,442.00	\$832,985.00	\$912,412.00

* Private Data
 Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource
 Name: EPPERSON ADDITION-1-1
 AppSiteId: 107721064
 Page Number Page 1 of 2

Valuation Date: 01/01/2021

Date Printed: 06/13/2021

Printed By: Chandler Crouch

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	07060238	40347575	40347516
Neighborhood	030600A	030600A	030600	030600
Address	7308 JOHN MCCAIN RD	3440 CREEK RD	508 HAVERHILL LN	532 HAVERHILL LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Good
Year Built	2000	1998	2008	2005
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Actual Area	4,871	4,541	4,757	4,569
Land Value	\$216,200.00	\$298,800.00	\$218,750.00	\$218,750.00
Garage Value	\$81,822.00	\$32,504.00	\$51,221.00	\$47,986.00
Pool Value	\$2,600.00	\$0.00	\$2,500.00	\$2,500.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	1998	2008	2005
		Value	Value	Value
		Rate	Rate	Rate
		Adj	Adj	Adj
Sale Date	0	04/27/2020	06/05/2020	09/24/2019
Sale Price	\$0.00	\$713,000.00	\$815,000.00 *	\$790,000.00 *
Comp Object Index Value	0	2,885	3,252	3,298
Value/				
Indicated Value	\$914,476.00	\$940,260.00	\$1,025,903.00	\$1,028,268.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 ApptSiteId: 107721064

CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Condition Issues

Repair Issues

Issue	Photos	Estimate/Invoice	Expense
Burst Pipe Damage Photos Costs Below	7	No	\$9584
Estimate To Repair Cracks, Drywall & Paint Repairs	0	Yes	\$12644
Burst Pipe Damage Cost	0	Yes	\$414
Burst Pipe Damage Cost	0	Yes	\$2435
Burst Pipe Damage Ins Est Minus Plumbing Repairs	0	Yes	\$6735
Total:			\$31812

Repair & Cosmetic Issue Total: \$31812

DFW REMODELING 1 Year Warranty		8204 Irish dr N.R.H. Tx, 76180 Call 817-974-3879	
PROPOSAL SUBMITTED FOR Larry Epperson		HOME PHONE 817-371-2643	
Repair cracks, garage and bedrooms painting		CITY, STATE, ZIP 7908 John McCain Colleyville, tx, 76034	
DATE		6/9/21	
STEP 1: Job Specifications:		PRICE	
Main garage	\$4,530	Rent house garage	\$1,500
Repair all ceiling and walls cracks (around 10)		Paint entire garage	
Paint entire garage		Rent house entrance	\$1,300
Garage No 2	\$9,884	Repair ceiling and wall cracks (around 4)	
Repair drywall ceiling hole		Paint ceiling entrance	
Paint entire garage			
Guest Apt	\$920		
Repair three cracks paint walls where cracks were repaired			
Kitchen and living room	\$1,850		
Repair ceiling crack and paint all ceiling			
Master bedroom and bathroom	\$1,750		
Repair ceiling cracks and paint ceiling			
TOTAL			\$15,544
We hereby propose to furnish labor and materials to complete the job in accordance with the above specifications, for the total to be paid as follows:			
All work to be completed in a workmanlike manner according to practice standards. Any alteration or deviation from the above specifications will incur in extra costs			
Authorized Signature		Acceptance Signature	
Date of Acceptance			

\$12,644.00

Estimate to repair cracks, drywall damage from storm water line burst and repaint those areas.



Schrader Plumbing LLC
 5520 Davis Blvd.
 North Richland Hills, Texas 76180
 (817) 262-0989
 M-40209

Invoice 9904071
 Invoice Date 2/24/2021
 Completed Date
 Customer PO

Billing Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034 USA

Job Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034 USA

Description of Work

- 1-repair busted pipes on water line (4)
- 2-reconnect icemaker line and diagnose
- 3-install new kitchen island faucet

Task #	Description	Quantity	Your Price	Your Total
SP200	Repair broken water lines	4.00	\$400.00	\$1,600.00
SP311	Tech will need to diagnosis issue to verify what the problem is, and what the pricing will be to repair/replace.	1.00	\$75.00	\$75.00
SP200	New faucet purchase and installation	1.00	\$350.00	\$350.00

Paid On	Type	Memo	Amount
2/24/2021	Visa		\$2,025.00
			Potential Savings \$0.00
			Sub-Total \$2,025.00
			Tax \$0.00
			Total Due \$2,025.00
			Payment \$2,025.00
			Balance Due \$0.00

Thank you for choosing Schrader Plumbing LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

2/24/2021

I find and agree that all work performed by Schrader Plumbing LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

2/24/2021

I authorize Schrader Plumbing LLC to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

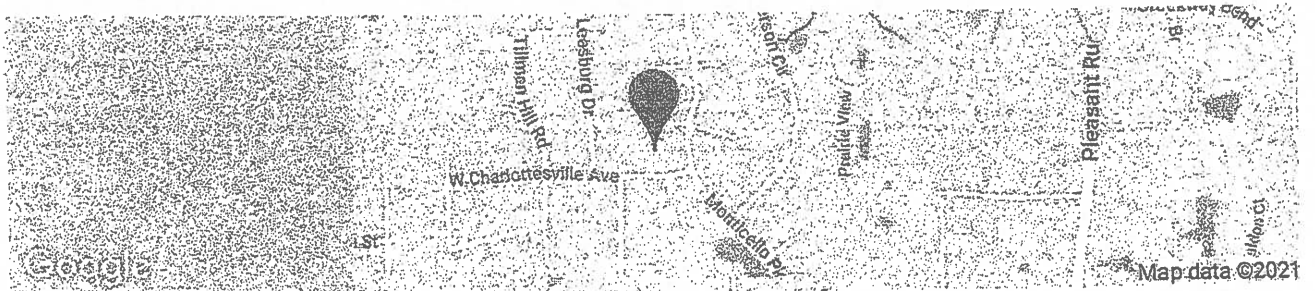
2/24/2021



Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 11, 2021

Services

Diagnose and Repair - Refrigerator	\$40
Service Call	\$75
Subtotal	\$115.00
Tax	\$3.30

Total

\$118.30

Tax Protest Photo Addendum of Issues Affecting Market Value

CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below





Chandler Crouch Realtors

14h ·

07721064

7/15/21

7308 John McCain Rd Colleyville, TX 76034 has reduced its price!

Now at \$2,530,000!!!

FROM
~~\$2,850,000~~

NOW AT

\$2,530,000

**PRICE
REDUCTION!**

7308 John McCain Rd Colleyville, TX 76034

PLEASE READ THIS ALOUD ON THE FIRST HEARING OF THE DAY
You have my authorization to not read it aloud after the first hearing of the day

Dear ARB,

This property is among the 20,000 Tarrant County properties I am protesting free of charge as a way to give back.

I felt led to serve our local community because so many people don't understand the process and almost everybody needs help.

Owners often present evidence that isn't adjusted properly, is emotional instead of factual, occasionally deceptive, and confusing. Your job is not easy.

I wanted to provide you with clear evidence that is easy to compare, so I worked hard to format my evidence almost exactly like TAD's using many of the same adjustments and calculations.

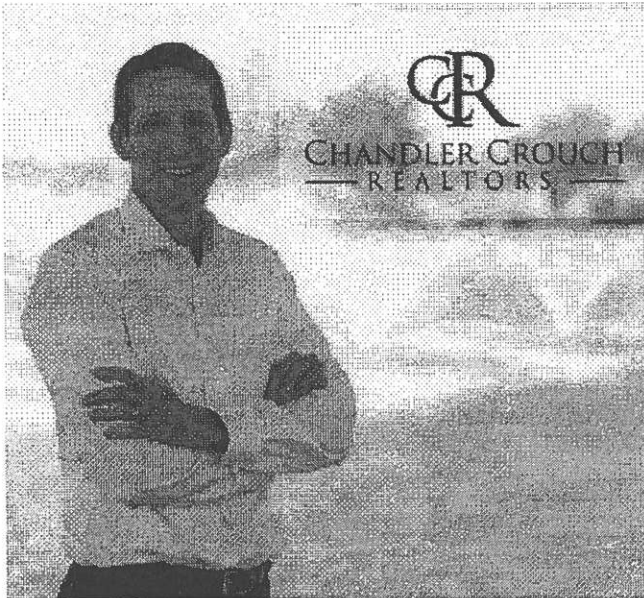
I settled most protests informally with TAD, but this property needed a formal protest.

The ARB is a vital part of making our property tax system more fair.

No matter the conclusion, I appreciate your thoughtful consideration of the evidence and I respect your decision.

Thank you,

Chandler Crouch
Tax Agent & Real Estate Broker



Property Owner's Affidavit of Evidence

Form 50-283

Tax Year **2021**

Tarrant

07721064

Appraisal District's Name

Appraisal District Account Number (if known)

GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB.

SECTION 1: Property Owner or Lessee

EPPERSON, LARRY ETAL ANN R (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

7308 JOHN MCCAIN RD, COLLEYVILLE, TX, 76034

Mailing Address, City, State, Zip Code

Contact agent at: 817-928-4300

Contact agent at: protest@chandlercrouch.com

Phone Number (area code and number)

Email Address*

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 2: Property Description

7308 JOHN MCCAIN RD

Physical Address, City, State, Zip Code (if different than above)

If no street address, provide legal description.

Mobile Home Make, Model and Identification Number (if applicable)

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your protest to the ARB according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Incorrect appraised (market) value. | <input type="checkbox"/> Ag-use, open-space or other special appraisal was denied, modified or cancelled. |
| <input checked="" type="checkbox"/> Value is unequal compared with other properties. | <input type="checkbox"/> Change in use of land appraised as ag-use, open-space or timberland. |
| <input type="checkbox"/> Property should not be taxed in _____
(name of taxing unit) | <input type="checkbox"/> Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| <input type="checkbox"/> Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | <input type="checkbox"/> Owner's name is incorrect. |
| <input type="checkbox"/> Failure to send required notice. _____
(type) | <input type="checkbox"/> Property description is incorrect. |
| <input type="checkbox"/> Exemption was denied, modified or cancelled. | <input type="checkbox"/> Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| <input type="checkbox"/> Temporary disaster damage exemption was denied or modified. | <input type="checkbox"/> Other: _____ |

SECTION 4: Evidence

Attach evidentiary materials (such as letters, receipts, deeds, photographs, etc.) to be submitted with this affidavit.

Provide the total number of pages or images submitted as evidence with this affidavit: **16**

SECTION 5: Statement of Facts or Arguments

State all facts or arguments that may help resolve your case.

TAD's proposed market value is incorrect and/or the property is not being equally valued when compared to other properties as supported by the attached evidence. Attached you will find my opinion of value and supporting evidence for both Market Value and/or Unequal protests.

SECTION 6: Hearing Type

Indicate how you intend to participate in the ARB hearing regarding your protest (select only one box).

- I do **not** intend to appear at the hearing, either in person or by telephone conference call.
This affidavit and the evidence and/or argument submitted with it may be used for the hearing if I do not appear in person at the hearing.
- I intend to appear **in person** at the hearing.
This affidavit may not be used for the hearing if I do appear in person at the hearing.
- I intend to appear **by telephone conference call** for the hearing.
This affidavit and the evidence submitted with it may be used for the hearing if I do not appear in person at the hearing.
If you decide later to appear by telephone conference call, you must provide written notice to the ARB at least 10 days before the hearing date and submit your evidence with an affidavit (if not previously done).

NOTE: You may change your mind and appear in person at the ARB hearing. You do not waive the right to appear in person at the hearing by submitting this affidavit to the ARB. If you indicate that you intend NOT to appear at the hearing or you do not complete this section of the form and you do not elect to appear by telephone conference call, the ARB is not required to consider the affidavit at a scheduled hearing, and may consider the affidavit at a hearing designed for the specific purpose of processing affidavits.

SECTION 7: Name and Signature

State of Texas
County of Tarrant

Before me, the undersigned authority, personally appeared Chandler Crouch, who, being by me duly sworn, deposed as follows:
Affiant Name

1. My name is Chandler Crouch, I am of sound mind, capable of making this affidavit, and personally acquainted with the facts stated in this affidavit as well as any materials attached to this affidavit. I am submitting and offering any materials as evidence or argument to the ARB for consideration at the protest hearing for the property described in Section 2 of this affidavit.
Affiant Name
2. Any materials submitted with this affidavit as evidence were generated or collected by me or for me, and are the original or exact duplicates of the original.
3. Any materials I am submitting as evidence comprise a total of 16 pages or images and are described in Section 4 of this affidavit. I am attaching any materials in paper form or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) onto which images of the materials have been loaded as prescribed by the ARB's hearing procedures.
4. The facts contained in this affidavit are true and correct, and the information reflected in any evidentiary materials attached to this affidavit are true and correct.

Signed on this 28th day of May, 20 21

Li
Affiant Signature

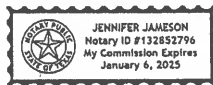
SWORN TO AND SUBSCRIBED before me on the

28th day of May, 20 21

Jennifer Jameson
Notary Public, State of Texas

January 6, 2025
My Commission Expires

Jennifer Jameson
Notary's Printed Name



Important Information

GENERAL INFORMATION: This form is for use by a property owner to offer and submit evidence and/or argument for an appraisal review board (ARB) protest hearing by telephone conference call or written affidavit pursuant to Tax Code Section 41.45.

Property owners not appearing in person at a scheduled ARB protest hearing are required to offer and submit evidentiary materials (such as documents, photographs, etc.) or argument (such as a written statement that specifies the action of the appraisal district relating to the property from which relief is sought) by written affidavit delivered to the ARB before the hearing.

FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be submitted to the ARB either in paper or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Evidence should NOT be provided on a smart phone. Review the ARB's hearing procedures regarding the requirements to properly submit evidence on a small portable electronic device. **Do not file this document with the Texas Comptroller of Public Accounts.**

DEADLINES: The affidavit and evidence must be submitted to the ARB before the protest hearing begins.

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

After properly adjusting the attached comparable properties, my Opinion of Value for the Unequal Value protest is:
\$1,024,814

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

Valuation Date: 01/01/2021

	Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	41652894	06379915	06085059
Neighborhood	03G600A	03G600A	03G600A	03G600A
Address	7308 JOHN MCCAIN RD	205 BANDIT TR	308 WHITE DR	6501 CUTTER RIDGE CT
Improvement Type	Residential Single-Family	Residential Single-Family	Residential Single-Family	Residential Single-Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Average
Year Built	2000	2013	1997	1987
Actual Area	4,871	4,986	4,066	4,093
Land Value	\$415,200.00	\$403,350.00	\$372,300.00	\$372,000.00
Garage Value	\$81,822.00	\$66,704.00	\$39,828.00	\$43,521.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Outbuilding Value	\$8,085.00	\$16,751.00	\$0.00	\$13,716.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	2013	1997	1987
Notified Value	\$1,090,164	\$1,137,500	\$925,000	\$770,000
Comp Object Index Value	0	325	667	1,233
Value/				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00			
		\$1,076,491.50	\$1,024,814.00	\$944,127.00

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplStcld: 107721064

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Comparables Report

Valuation Date: 01/01/2021

	Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	04989694	04899962	01213814
Neighborhood	03C600A	03C600A	03C600A	03C600A
Address	7308 JOHN MCCAIN RD	6403 WESTCOAT DR	7208 PLEASANT RUN RD	1208 HOLLY LN N
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Average
Year Built	2000	1983	1978	1984
Actual Area	4,871	3,805	2,295	3,254
Land Value	\$415,200.00	\$489,000.00	\$417,375.00	\$486,000.00
Garage Value	\$81,822.00	\$35,348.00	\$26,961.00	\$61,659.00
Pool Value	\$25,000.00	\$0.00	\$0.00	\$0.00
Outbuilding Value	\$8,085.00	\$21,179.00	\$3,919.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	1995	1995	1984
Notified Value	\$1,090,164	\$991,430	\$730,000	\$927,743
Comp Object Index Value	0	1,239	1,345	1,541
Value/				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00			
		\$1,026,342.75	\$970,743.00	\$1,046,389.44

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: EPPERSON ADDITION-1-1
 Appraisal: 107721064

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 7	Comp 8	Comp 9
PIN	07721064	01213881	06455662	03211851
Neighborhood	03C600A	03C600A	03C600A	03C600A
Address	7308 JOHN MCCAIN RD	7315 HIX CT	7506 JOHN MCCAIN RD	7806 TILLMAN HILL CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Average	Average	Average
Year Built	2000	1986	1993	1981
Actual Area	4,871	4,662	3,387	2,376
Land Value	\$415,200.00	\$528,000.00	\$209,100.00	\$162,000.00
Garage Value	\$81,822.00	\$41,713.00	\$50,165.00	\$37,743.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	1986	1993	1981
Notified Value	\$1,090,164	\$1,010,001	\$525,000	\$533,032
Comp Object Index Value	0	1,849	3,026	3,780
Value/				
Median Value	\$1,024,814.00			
Indicated Value	\$1,024,814.00	\$943,594.07	\$879,784.00	\$1,026,245.04

* Private Data

Valuation Method: Residential Equity
 Data Source: ResEquityCompDataSource

Name: ApprStieid:

EPPERSON ADDITION-1-1
 107721064

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: 07721064

Property Address: 7308 JOHN MCCAIN RD

The Owner's Comps have been formatted and adjusted to provide the ARB board members an easy to compare snapshot of the evidence.

SUMMARY OF OWNER EVIDENCE:

Comp value (Exhibit 1 attached):	\$914,476
Owner-provided data (Exhibit 2 attached):	\$31,812
Final Market Indicated Value:	\$882,664

My Opinion of Value for the Incorrect Market Value protest: \$882,664

REBUTTAL Of TAD's EVIDENCE:

The following comps used by TAD were found to be deficient for the following reasons:

TAD's Comp #	Address	Reason Deficient
#1	6501 CUTTER RIDGE CT	<ul style="list-style-type: none">• The sqft difference between subject and comp exceeds 15%. Unacceptable by USPAP standards.• Year built exceeds allowable tolerance according to USPAP standards.• Overall style of construction is not comparable. Not consistent with USPAP standards.• Subject property and comps have a different number of stories, which is unacceptable according to USPAP standards.• Distance from subject exceeds 0.91 miles from the subject and is not comparable due to geographic proximity
#2	6208 L D LOCKETT RD	<ul style="list-style-type: none">• Year built exceeds allowable tolerance according to USPAP standards.• Overall style of construction is not comparable. Not consistent with USPAP standards.• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.• Distance from subject exceeds 1.08 miles from the subject and is not comparable due to geographic proximity
#3	298 BANDIT TR	<ul style="list-style-type: none">• Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 1	Comp 2	Comp 3
PIN	07721064	06606245	06830234	07694113
Neighborhood	03G600A	03S030G	03S030K	03G600J
Address	7308 JOHN MCCAIN RD	807 POTOMAC PL	1317 VILLAGE GREEN DR	200 COMPTON CT
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Average	Good
Year Built	2000	1998	1999	2000
Actual Area	4,871	4,861	4,416	5,584
Land Value	\$415,200.00	\$393,750.00	\$427,072.00	\$250,000.00
Garage Value	\$81,822.00	\$46,217.00	\$47,727.00	\$56,442.00
Pool Value	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$19,521.00	\$0.00	\$0.00
Effective Year	2000	1998	1999	2000
Sale Date	0	06/28/2019	08/06/2020	08/05/2020
Sale Price	\$0.00	\$809,600.00 *	\$770,000.00 *	\$755,000.00 *
Comp Object Index Value	0	1,489	1,854	2,544
Value/				
Indicated Value	\$914,476.00	\$865,442.00	\$832,985.00	\$912,412.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 ApplStid: 107721064

Date Printed: 06/13/2021
 Printed By: Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp 4	Comp 5	Comp 6
PIN	07721064	07060238	40347575	40347516
Neighborhood	03C600A	03C600A	03C5001	03C5001
Address	7308 JOHN MCCAIN RD	3440 CREEK RD	508 HAVERHILL LN	532 HAVERHILL LN
Improvement Type	Residential Single Family	Residential Single Family	Residential Single Family	Residential Single Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Good	Good	Good
Condition	Good	Good	Good	Good
Year Built	2000	1998	2008	2005
Actual Area	4,871	4,541	4,757	4,569
Land Value	\$415,200.00	\$298,800.00	\$218,750.00	\$218,750.00
Garage Value	\$81,822.00	\$32,504.00	\$51,221.00	\$47,986.00
Pool Value	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$0.00
Other Feature Value	\$1,527.00	\$0.00	\$0.00	\$0.00
Effective Year	2000	1998	2008	2005
Sale Date	0	04/27/2020	06/05/2020	09/24/2019
Sale Price	\$0.00	\$713,000.00 *	\$815,000.00 *	\$790,000.00 *
Comp Object Index Value	0	2,885	3,252	3,298
Value/				
Indicated Value	\$914,476.00	\$940,260.00	\$1,025,903.00	\$1,028,268.00

* Private Data

Valuation Method: Residential Sales
 Data Source: ResSalesCompDataSource

Name: EPPERSON ADDITION-1-1
 AppStid: 107721064

CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Condition Issues

Repair Issues

Issue	Photos	Estimate/Invoice	Expense
Burst Pipe Damage Photos Costs Below	7	No	\$9584
Estimate To Repair Cracks, Drywall & Paint Repairs	0	Yes	\$12644
Burst Pipe Damage Cost	0	Yes	\$414
Burst Pipe Damage Cost	0	Yes	\$2435
Burst Pipe Damage Ins Est Minus Plumbing Repairs	0	Yes	\$6735
Total:			\$31812

Repair & Cosmetic Issue Total: \$31812

DFW REMODELING

1 Year Warranty

8204 Irish dr
N.R.H. Tx, 76180
Call 817-914-3879

PROPOSAL SUBMITTED FOR

Larry Epperson

HOME PHONE

817-971-2843

CITY, STATE, ZIP

7908 John Mealin

Colleyville, Tx, 76034

DATE

6/6/21

Repair cracks, garage and bedroom painting

STEP 1: Job Specifications:

			PRICE
Main garage	\$4,530	Rent house garage	\$1,500
Repair all ceiling and walls cracks (around 10)		Paint entire garage	
Paint entire garage		Rent house entrance	\$1,500
Garage No 2	\$3,584	Repair ceiling and wall cracks (around 4)	
Repair drywall ceiling hole		Paint ceiling entrance	
Paint entire garage	\$820		
Guest Apt			
Repair three cracks paint walls where cracks were repaired			
Kitchen and living room	\$1,850		
Repair ceiling crack and paint all ceiling			
Master bedroom and bathroom	\$1,750		
Repair ceiling cracks and paint ceiling			
TOTAL			\$15,544

We hereby propose to furnish labor and materials to complete the job in accordance with the above specifications, for the total to be paid as follows:

All work to be completed in a workmanlike manner according to practice standards. Any alteration or deviation from the above specifications will incur in extra costs

Authorized Signature

Acceptance Signature

Date of Acceptance

\$12,644.00

Estimate to repair cracks, drywall damage from storm water line burst, and repaint those areas.



Schrader Plumbing LLC
 5520 Davis Blvd.
 North Richland Hills, Texas 76180
 (817) 262-0989
 M-40209

Invoice 9904071
 Invoice Date 2/24/2021
 Completed Date
 Customer PQ

Billing Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034 USA

Job Address
 Ann Epperson
 7308 John McCain Road
 Colleyville, TX 76034 USA

Description of Work

- 1-repair busted pipes on water line (4)
- 2-reconnect icemaker line and diagnose
- 3-install new kitchen island faucet

Task #	Description	Quantity	Your Price	Your Total
SP200	Repair broken water lines	4.00	\$400.00	\$1,600.00
SP311	Tech will need to diagnosis issue to verify what the problem is, and what the pricing will be to repair/replace.	1.00	\$75.00	\$75.00
SP200	New faucet purchase and installation	1.00	\$350.00	\$350.00

Paid On	Type	Memo	Amount
2/24/2021	Visa		\$2,025.00

Potential Savings	\$0.00
Sub-Total	\$2,025.00
Tax	\$0.00
Total Due	\$2,025.00
Payment	\$2,025.00
Balance Due	\$0.00

Thank you for choosing Schrader Plumbing LLC

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

2/24/2021

I find and agree that all work performed by Schrader Plumbing LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

2/24/2021

I authorize Schrader Plumbing LLC to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

2/24/2021



Refrigeration & Appliance

Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 11, 2021

Services

Diagnose and Repair - Refrigerator	\$40
Service Call	\$75
Subtotal	\$115.00
Tax	\$3.30
Total	\$118.30



Refrigeration & Appliance

Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 15, 2021

Services

Diagnose and Repair - Refrigerator	\$200
Service Call	\$75
<hr/>	
Subtotal	\$275.00
Tax	\$16.50
Total	\$291.50

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
CLEANING	163.44		163.44
CONTENT MANIPULATION	150.59		150.59
GENERAL DEMOLITION	257.91		257.91
DOORS	556.36		556.36
DRYWALL	649.63		649.63
ELECTRICAL	45.91		45.91
FRAMING & ROUGH CARPENTRY	181.51		181.51
INSULATION	370.95	9.92	361.03
LABOR ONLY	736.00		736.00
LIGHT FIXTURES	229.17		229.17
PAINTING	2,005.78	366.50	1,639.28
USER DEFINED ITEMS	1,143.00		1,143.00
WATER EXTRACTION & REMEDIATION	75.18		75.18
Subtotal	6,565.43	376.42	6,189.01
Material Sales Tax	149.19	5.85	143.34
Cleaning Mtl Tax	0.81		0.81
Cleaning Sales Tax	19.75		19.75
Total	6,735.18	382.27	6,352.91

FREQUENTLY ASKED QUESTIONS

The FAQ's and answers below will be helpful in the claim process. If there is any conflict between these answers and the policy, your policy controls. Please read your policy.

How is my initial Dwelling payment determined?

Subject to the applicable deductible and policy conditions, Dwelling payments are generally based on the cost to repair or replace the damaged property with similar construction and for the same use on the same premises. When the cost to repair or replace the damaged dwelling exceeds \$5000, USAA will pay a portion of the claim up front (the actual cash value of the loss), and the balance (recoverable depreciation) when the repairs are complete.

How do I collect the recoverable depreciation?

Where initial payment for Dwelling loss is in the amount of Actual Cash Value, to receive additional amounts (recoverable depreciation), you must complete the actual repair or replacement of the damaged part of the property. When repair or replacement is actually completed, the policy will pay the covered additional amount you actually and necessarily incurred to repair or replace the property, but not to exceed the approved replacement cost of your claim (our cost). In no case will USAA pay more than the total amount of the actual repairs less your policy deductible.

Why is the check made out to me and someone else (or some other company)?

If your check includes the name of your mortgage company it is because we are required to include their name on our payment to you, per the mortgage clause on your policy. The check must be presented to them for their endorsement prior to submitting it to our bank for payment. Incomplete endorsements will result in the check being returned without payment. Please contact us if the mortgagee information is incorrect so that we may update that information and issue a correct payment to you.

What if I'm not going to repair or replace my damaged property using the same material?

Please contact us if you choose to repair or replace the damaged building part with a different material or type of construction

Tax Protest Photo Addendum of Issues Affecting Market Value

CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below

