

TEXAS DEPARTMENT OF LICENSING & REGULATION

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

Intake Legal Assistant

, Fessica Sanchez

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

rarmstrong@tad.org

817-595-6088

From: Robert Nino < Robert.Nino@tdlr.texas.gov > Sent: Tuesday, November 09, 2021 4:53 AM
To: Randy Armstrong < RArmstrong@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

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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 <<u>RArmstrong@TAD.org</u>>
Sent: Tuesday, November 9, 2021 11:12 AM
To: Robert Nino <<u>Robert.Nino@tdlr.texas.gov</u>>

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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Tarrant Appraisal District

rarmstrong@tad.org

817-595-6088

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Investigator
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San Antonio
210-838-0042 (cell)
512-539-5694 (fax)
Robert.Nino@tdlr.texas.gov

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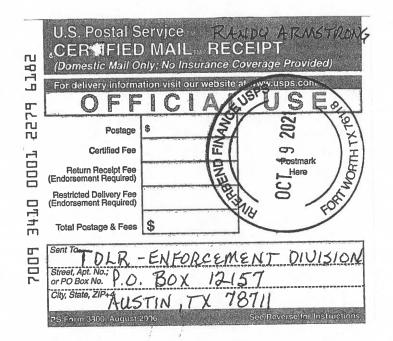
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TEXAS DEPARTMENT OF LICENSING & REGULATION

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: rarmstrong@tad.org

October 19, 2021 Complaint - Charge (Also delivered VIA certified mail receipt 7009 3410 0001 2279 6182) Chandler Crouch, Property

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: 8179284300 Fax: Mobile Phone: E-mail: License or Registration #: 12363

D. EXPLANATION: Describe your complaint in detail.

https://www.talutores and annulated for the state of the

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 construct the TA 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 sen less 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 Privacy and Security Religioid Accessibility Papare Received Policy district of 0.05(i) PTC, is the requirement that all appraisal districts must develop a Compact with Texased Record Record Research Fearly Waster of Abese Texas Beauty Religion of directors of an appraisal district shall develop biennially a Texas Homeland Search in a praisal 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 Page 1 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

0.15 0.1 0

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

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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"?

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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

rarmstrong@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



TEXAS DEPARTMENT OF LICENSING & REGULATION

License Data Search Results; search Again | Back

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

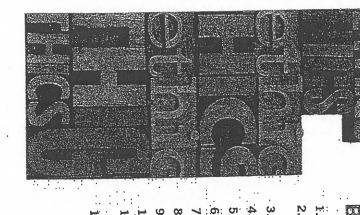
PTC - 12363	JE - 12363	TACLE00012363E	4 Records Found Liberse# ACTech(C) - 12363
08/28/2023	07/05/2021 Espired DAVILA, MARKS	07/17/2022	Exp Date 3 04/08/2022
CROUCH, CHANOLER BARNARD	DAVILA, MARKS	MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)	Name MCREYNOLDS, JASON L
TARRANT	BEXAR	TARRANT	Zip County Phone WILSON

If license not found, please contact Customer Service at 800-803-9202 Search Again | Back

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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.
- (I) 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.
- When buying or selling, make your position in the transaction or interest known.
- Disclose present or contemplated interest in any property to all parties.
- Avoid side deals without your client's Informed consent.
- Accept compensation from only one party, except with full disclosure and informed consent.
- .Keep the funds of clients and customers in escroy.
- Assure, whenever possible, that transactional details are in writing.
- 10. Provide equal service to all clients and customers.
- 11. Be knowledgeable and competent in the fields of practice in which you ordinarily engage.
 Obtain assistance or disclose lack of experience if necessary.
- 12. Communicate honestly and present a true picture in your advertising, marketing, and other public representations.*

(...continued on back)





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

★ ACCOUNT NUMBER: 40843130 ★

To file a protest and see additional value, exemption and sales information, go to:

www.TAD.org

11730
CHANDLER GROUCH
ANJONETTE COLVIN

9500 RAY WHITE RD 2ND FLOOR FT WORTH TX 76244

MAY 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value 453,741 Value 2020 Appraised Value 453,741 Exem	(817) 284-3925 (817) 284-4063	2021 Market Value 80,000 LAND 373,016 IMPR 453,016 TOTAL	2021 Appraised Value 453,016 TOTAL	Messages For estimated taxes and rate information go to: www.TarrantTaxInfo.com
2020 Taxable Value 453,741 TARE	Taxing U ANT COUNTY	Jnits	2021 Taxable Value 453,016	
453,741 TARF 428,741 KELI 362,993 CIT	OF FORT WORTH		453,016 453,016 428,016 362,413 453,016	Percent Market Value Change from 2016 is 12%
453,741 TAR	ANT REGIONAL WATER	DISTRICT	433,010	

"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.

Improvemente and deminge were dear				
2020 Exemptions Granted Amounts	COUNTY HOSPITAL COLL	EGE SCHOOL	CITY	
Homestead		25,000	90,748	

2021 Exemptions Granted Amounts
ead

Exemptions Cancelled/Reduced	COUNTY HOSPITAL	COLLEGE	SCHOOL	CITY
Homestead				145

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. Please refer to the enclosed instructions for details on how to file a valid protest. A protest form for the subject property has been printed on the reverse side of this notice. The ARB hearings begin May 24, 2021 at 2500 Handley-Ederville Road and will continue until all valid protests have been heard. If you file a protest you will receive notice of you hearing date and time at least 15 days before the hearing. TAD phone lines are very busy during the time Value Notices are produced. Please keep trying.



2021 PROPERTY VALUE INFORMATION

THIS IS NOT A TAX CODE 25.19 NOTICE*

03-13-2021

★ Accou

Account Number: 41666941

SUSAN M NUSSELL MARK J NUSSELĻ Property Description and Address LAKEVIEW WEST Block A Lot 46

7615 WATERCREST LN

May 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value	For Question	s Please Call:	2021 Marke	t Value	2021 Appraised Value	Messages
393,557	Value	817-284-3925	70,000	LAND		Percent Market Value Change
2020 Appraised Value	Address	817-284-4063	323,557	IMPR		from 2016 is 9%
393,557	Exemptions	817-284-4063	393,557	TOTAL	393,557 TOTAL	
2020 Taxable Value		Taxing Uni	ts		2021 Taxable Value	
393,557	TARRANT CO	UNTY			393,557	
393,557	TARRANT CO	UNTY HOSPITAL	-		393,557	
393,557	TARRANT CO	UNTY COLLEGE			393,557	
368,557	MANSFIELD IS	SD			368,557	
354 201	CITY OF GRAI	ND PRAIRIE			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

Date Printed: 10/19/2021 12:44:07 PM

^{**}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

	Tax Year ZUZI
Tarrant	40843130
Appraisal District's Name	Appraisal District Account Number (if known)
GENERAL INSTRUCTIONS: This form is for use by a property owner to offe hearing by telephone conference call or written affidavit pursuant to Tax C	er and submit evidence and/or argument for an appraisal review board (ARB) protest ode Section 41.45.
FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be CD, USB flash drive or thumb drive) which will be kept by the ARB.	e submitted to the ARB either in paper or on a small portable electronic device (such as a
SECTION 1: Property Owner or Lessee	
COLVIN, ANJONETTE (Agent Chandler Crouch	ı #11730)
Name of Property Owner or Lessee	
9644 BEN HOGAN LN, FORT WORTH, TX, 7624	14
Mailing Address, City, State, Zip Code	
Contact agent at: 817-928-4300 Con	tact agent at: protest@chandlercrouch.com
Phone Number (area code and number) Email Addre	ess*
* An email address of a member of the public could be confidential under Governmen consenting to its release under the Public Information Act.	t Code Section 552.137; however, by including the email address on this form, you are affirmatively
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 AI that corresponds to each reason for your protest may result in your inability.	RB according to law, be sure to select all boxes that apply. Failure to select the box by to protest an issue that you want to pursue.
Incorrect appraised (market) value,	Ag-use, open-space or other special appraisal was denied, modified or cancelled.
✓ Value is unequal compared with other properties.	Change in use of land appraised as ag-use, open-space or timberland.
Property should not be taxed in	Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.
(name of taxing unit)	
Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	Owner's name is incorrect.
Failure to send required notice.	Property description is incorrect.
(type)	Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
Exemption was denied, modified or cancelled.	a temporary disaster exemption.
Temporary disaster damage exemption was denied or modified.	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 t	this affidavit <u>:</u>
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 proposed	erty is not being equally valued when compared to other properties as
supported by the attached evidence. Attached you will fine and/or Unequal protests.	d my opinion of value and supporting evidence for both Market Value

				15 24 25 10 10 10 20 20 20 20 20
SECT	TON 6: Hearing Type			克莱斯斯科斯斯斯 斯斯斯克
Indicate	e how you intend to participate in the ARB hearing regar	rding your protest (sel	ect only one box).	
V !	do <u>not</u> intend to appear at the hearing, either in person his affidavit and the evidence and/or argument submitt	or by telephone conf ted with it may be use	erence call. d for the hearing if I do not appear in persor	at the hearing.
	intend to appear in person at the hearing. This affidavit may not be used for the hearing if I do app	ear in person at the he	earing.	
٠ - ١	Intend to appear by telephone conference call for the This affidavit and the evidence submitted with it may be f you decide later to appear by telephone conference ca your evidence with an affidavit (If not previously done).	used for the hearing i	if I do not appear in person at the hearing. rritten notice to the ARB at least 10 days befo	ore the hearing date and submit
affidav by tele	You may change your mind and appear in person at the it to the ARB. If you indicate that you intend NOT to app phone conference call, the ARB is not required to conside purpose of processing affidavits.	ear at the hearing or y	ou do not complete this section of the form	and you do not elect to appear
SECT	ION 7: Name and Signature			
State o				
County	of Tarrant			
Before	me, the undersigned authority, personally appeared	Chandler C	Crouch , who, being by me duly swo	orn, deposed as follows:
1.	My name is Chandler Croud	: h .1:	am of sound mind, capable of making this a	ffidavit, and personally
	Affiant Name acquainted with the facts stated in this affidavit as we argument to the ARB for consideration at the protest h			ffering any materials as evidence o
2.	Any materials submitted with this affidavit as evidence	e were generated or co	ollected by me or for me, and are the origina	l or exact duplicates of the original
3.	Any materials I am submitting as evidence comprise a any materials in paper form or on a small portable elec been loaded as prescribed by the ARB's hearing proced	ctronic device (such as	ages or images and are described in Section is a CD, USB flash drive or thumb drive) onto v	4 of this affidavit. I am attaching which images of the materials have
4.	The facts contained in this affidavit are true and correct correct.	ct, and the informatio	n reflected in any evidentiary materials attac	thed to this affidavit are true and
Signed	on this 28th day of May	.20 21		
	Ci		SAMINAL STARP	
Affiant :	Signature			
			SWORN TO AND SUBSCRIBED before to	me on the
			28th day of May	, 20 21
	JENNIFER JAMES		Jennefo Jarlinan	
	Notary 10 #12482 My Commission En January 6, 202	2796 pires	Notary Public, State of Texas	
			January 6, 2025 My Commission Expires	
			Jennifer Jameson Notary's Printed Name	
MATTER WAY SHOULD	and the second control of the second control of the second of the second control of the	there we think our through the extension owner, but water throw		the strong course and a september of the community of the strong course of the september of

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 AR8 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

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

	130 EN HOGAN LN trai Shagle Family onal/Other Average 300 500	40843203 08K-800] 4805 BOB WILLS DR Residential/ShrgleFamily Traditional/Other Allowe Average Good 2006 Xalue Rate Xalue \$1.00 \$20,226.00 \$1.00 \$20,226.00 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00 \$20,000 \$1.00	Adj	41145550 034:001 A713 EXPOSITION WAY Residential/Shalla Fami Traditional/Other Above Average Good 2007 8007 81.00 880399,000 81.00 \$23,547.00 \$1.00 \$20,000 \$1.00	40842150 034.0007 4812 B0B v 6006 6006 6006 6006 6000 6000 6000 60	40842150 938:3001 4812 BOB WILLS DR Residential Sirigile F Traditional/Other Above Average Good 2006 81, 93,701 \$11,361.00 \$1,589,000000 \$11,561.00 \$11,56000000 \$11,560000000 \$11,5600000000000000000000000000000000000	S DR gle Family ner Rate \$1.00 \$1.00 \$1.00 \$1.00	### ##################################
Other Feature Value	2007	2006 0.50%	\$2,089.62			2006	0.50%	\$2,182.97
Notified Value Compi Object Index Value Value Median Value Indicated Value	\$453,016 0 3428915.01 \$428,915.00	\$417,924 \$2 **********************************	\$418,621.62	5454,251	489,51,200	85		44036497

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

* Private Data

Residential Equity ResEquityCompDataSource Valuation Method: Data Source:

ApplSiteId: Name:

HERITAGE ADDITION-FORT WORTH-100-22

Page Number Page 2 of 3

140843130

06/13/2021 Chandler Crouch

Date Printed Printed By:

Comparables Report

									(d)	\$450.00	00,08	\$1,338.00	\$0.00	\$0.00	\$0.00	\$0.00						(17,283,00	
			DR	neFamily	er				Rate //	\$1.00 . \$	\$1.00		\$1.00	\$1.00	81.00	0.50%						84	
Сотр 9	41145747	08K300L	9720 ARMOUR DR	sidential Sin	raditional/Other	Vbove Average	Good	907	—————————————————————————————————————	3,420	00 000 088	\$17,442.00	\$20,000.00	\$0.00	\$0.00	2007	\$415,495	00					
С	4	0	.6		F	V ·	Ą	2			80.08	6	\$20,000,00		\$0.00	(00	\$					425,633.00	
			IN LN	eFamily	<i>i</i> i				Rate Adj		\$1.00		\$1.00	\$1.00 \$0	\$1.00 - 30	0.50% (\$						\$1.5	
эшр 8	40842533	3K300L	9737 BEN HOGAN LN	Residential Single	raditional/Other	bove Average	Good	2009	Value		\$80,000,00	00	\$0,00	\$0.00	\$0,00		\$423,000	7		1			
O	4	0	6	9	E	V	Ö		M [po	\$359.00 3,	\$0.00	6	200		00	00.0	S)	6				424,582,00	
			GAN LN	nglesfamily.	ther	Э			Rate	\$1.00	\$1.00	Seat District		28:4348 49									
Comp 7	40842746		9708 BEN HOGAN LN	Residential Single	Traditional/Other	Above Averag	Good	2007	Value	3,511	\$80,000,00	\$20,289.00	\$20,000.00	\$0.00		2007	\$425,732	98					
			JGAN LN	ingleFamily	ther									Section of the sectio							\$498.915.01	\$428,915.00.	
Subject	40843130	OSKSOOL	9644 BEN HOGAN LN	Residential Single F	Traditional/Other	Above Average	Good	2007		3,870	380,000,000	\$18,780.00	\$20,000,00	\$0.00	0.08	200	\$453,016				8/108	\$428	
			SECTION SECTIONS SECTION SECTI															alue	Jac. 10				(Ciocaldelleibes Arteriores associates
		pouno	S	ement Type	Improvement Style		uo			Area	allie	Value	III	Outhuilding Value	Other Feature Value	e Year	Value	Comp Object Index Value			Maine	ndicated Value	
	NId	Neighbo	Address	fmnrovemen	Improve	Oriality	Condition	Year Built		Actual Area	land Value	Garade Value	PoolValue	Outhuil	Other F	Effective Year	Notified Value	Comp C	Vellue/		Supplied Real Politics	Indicate Second	Nacional de la constante de la

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	 Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.
#4	9645 BEN HOGAN LN	Other properties deemed more comperable
#5	4801 SAM BASS CT	 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	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

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

	Subject	Сопр Г	Comp.2	Comp 3
NIG	40843130	40842096	41145909	40843122
hbornood	1008X800	03K300L7-2003 4 15-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	03K300I	03K300L
9	9644 BEN HOGAN LN	4805 MCBREYER PL	9700 BIRDVILLE WAY	9640 BEN HOGAN LN
ment Type	Residential Single Family Resi	Residential Single Family	Residential Single Family	Residential Single Family
NOTICE THE PROPERTY OF THE PARKETS	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
	Above Average	Above-Average 手程。	Above/Average	Ábove Average
	Good	Good	Poob	реор
Year Bullt	2007/	2005	2007	2007/ = 1
		Value Rate Adj	Value Rate Adj F.	Value Rate Adj
Actual Area	3,870	3,898 \$1.00 (\$28.00)	4,005 \$1.00	1
	80,000,00	\$1.00	\$80,000.00 \$1,00 180,00	81,00 7 80.00
	\$18,780.00	303.00 \$1.00	\$16,680.00 \$1.00	0
		\$20,000,00 \$1.00 \$0.00	\$20,000.00 \$1.00 \$0.00	\$20,000,00 31,00 1 \$0,00 +
		0		\$1.00
9		\$0,00 \$1.00 \$0.00	\$1.00 \$1.00	
	ADDITY COLL IN YOR SENSITIVE CHANGE IN A COLL COLL COLL COLL COLL COLL COLL CO	2	00 2007 0.50% \$0.00	2007 0.50% \$0.00
Sale Date	0	07/15/2019	06/09/2020	08/21/2019
	S0000 - 12 - 12 - 12 - 12 - 12 - 12 - 12	\$390,000,000	\$425,500,00*	\$435,000;00 *
ct Index Value	0	26	48	62
Value/				
		是有一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个		
			· · · · · · · · · · · · · · · · · · ·	
Invitation	\$408.120.00	\$394,349.00	00 \$427,465,00	\$486,583.00

* Private Data

Valuation Method: Residenti Data Source: ResSales

Residential Sales ResSalesCompDataSource

Name: W W

HERITAGE ADDITION-FORT WORTH-100-22 140843130

Page Number Page 1 of 2

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

	ADDITION OF HER PARTY OF THE PA				No. of the Control of		To the state of th		Adj	(\$147.00)	\$0.00	(\$6,541.00)	\$20,0000,00	\$0.00	\$0.00	\$0.00						\$429,4[62]00	
			/ILLE WAY	Single Family	/Other	age	N/Wilder Statement of the Statement of t		Rate	\$1.00	\$1,00	\$1.00	00 18	\$1.00	\$1.00	0.50%	0						
еошь е	40842886	03K300L	9600 BIRDVILLE WAY	Residential Single	Traditional/Other	Above Aver	Good	///002/	Value	0 4,017	00 000008		80.00	menopharto	80.00	2007	06/19/2020	\$415,850.0	164			00	
	A COLOR DESCRIPTION OF THE PROPERTY OF THE PRO			mlly				T.	- Adj		\$0.00		00.08		00.08	00.0\$ %0						\$365,715.00	
ં છે.	40899454	1000	4720 MCBREYER PL	esidential Single Fa	raditional/Other	e Average			e Rafe		000,00	\$18,821.00 \$1.00	900,00		0 \$1.00	0.50%	02/20/2019	\$355,000,000	CONTRACTOR AND THE PART OF THE				
(Comp.	408	008K300	4720	Resid	Trad	Above.	Good	2007	I) Value_	\$448.00 3,114	50,00	(\$3,717.00) \$18,	80.00 \$20,000		\$6.00	\$1,975.00 2007	02/2	835	151			00/902/86	Mark the state of
			E WAY	gleFamily	ıer				Rate	\$1.00 \$2	\$1,00		91.00 PS	4		0.50% \$						S	N. T. D. S. C.
Comp 4	40842894	03K300L	9604 BIRDVILLE WAY	V Residential Single	Traditional/Other	Above Average	Good	2006	Value	3,422	\$80,000,00	\$22,497.00	\$20,000,00	\$0.00	80.00	2006	02/21/2019	\$395,000,00°	134				S. ENERGY CONTRACTOR CONTRACTOR
			HOGAN LN	WE.		erage																\$408,120,00	
Subject	40843130	03K300L	9644 BEN HOGAN LN	Residential		AboveAve	Good	140,140,		3.870	880000000	\$18,780.00	\$20,000,00	\$0.00	80.00	2007	0	00.00	0			840	
									1					0	و				ex Value				
	NIG	Neighborhood	Address	morevement Tyne	Improvement Style	Origility	Condition	Vear Built		Actual Area	Actual Alca	Garade Value	Poolivaline	Outhuilding Value	Otthor Egature Value	Effective Year	Calo Dato	Sale Date	Saler INC Comn Ohiert Index Value	m space dup	/alle/	indicated Value	וחומובהיגמיי

* Private Data

ResSalesCompDataSource Residential Sales Valuation Method:

Data Source:

HERITAGE ADDITION-FORT WORTH-100-22

140843130

ApplSiteId: Name:

Page Number Page 2 of 2

Property Owner's Affidavit of Evidence

Tarrant

Form 50-283

Tax Year

41666941

Appraisal Districts Name	Appraisal district Account Northber (in Addition)
GENERAL INSTRUCTIONS: This form is for use by a property owner to offer and nearing by telephone conference call or written affidavit pursuant to Tax Code S	
FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be sub- ID, USB flash drive or thumb drive) which will be kept by the ARB.	mitted to the ARB either in paper or on a small portable electronic device (such as a
SECTION 1: Property Owner or Lessee	
NUSSELL, MARK (Agent Chandler Crouch #11730	
Name of Property Owner or Lessee	
7615 WATERCREST LN, GRAND PRAIRIE, TX, 750	954
Mailing Address, City, State, Zip Code	
Contact agent at: 817-928-4300 Contact	t 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 consenting to its release under the Public Information Act.	e Section 552.137; however, by including the email address on this form, you are affirmatively
SECTION 2: Property Description	
7615 WATERCREST LN	
Physical Address, City, State, Zip Code (if different than above)	
f 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 ac that corresponds to each reason for your protest may result in your inability to	cording to law, be sure to select all boxes that apply. Failure to select the box protest an issue that you want to pursue.
Incorrect appraised (market) value.	Ag-use, open-space or other special appraisal was denied, modified or cancelled.
✓ Value is unequal compared with other properties.	Change in use of land appraised as ag-use, open-space or timberland.
Property should not be taxed in (name of taxing unit)	Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.
Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	Owner's name is incorrect.
	Property description is incorrect.
Failure to send required notice	Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
Exemption was denied, modified or cancelled.	o composity distance overniphonic
Temporary disaster damage exemption was denied or modified.	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 a	ffidavit <u>.</u> 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 supported by the attached evidence. Attached you will find mand/or Unequal protests.	is not being equally valued when compared to other properties as y opinion of value and supporting evidence for both Market Value

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.

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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 #: 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:

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

Date Printed Printed By:

06/13/2021 Chandler Crouch

Comparables Report

	Subject	Сотр 1		Comp.2		Comp 3		
PIN	41666941	41666593		42315881		41667492		
Neighbornaod	011VISO0E	ON/M500E		ONIMISOBE		O/I/M500E s		
Address	7615 WATERCREST LN	7616 TOWN LAKE DR		7531 LYNNWOOD DR		2952 COOL WATER TERR	TER TERR	
Improvement Type	Residential Single Family a	Residential Single Family		Residential Single Fam	[/	Residential Single.	le Family	
Improvement Style	Traditional/Other	Traditional/Other		Traditional/Other		Traditional/Other	Į.	
Quality	Above Average	Above Average		Above Average		Ahove Average		
Condition	Excellent	Excellent		Excellent		Excellent		
Year Built	2015	20/15		204(8)		2015		
		Vajue - Rate	lp/g =	Value Rate	(by	Value	Rate	Adj
Actual Area	3,684	3,452 \$1.00	\$232.00	3,462 \$1.00	\$222.00	3,442	\$1.00	\$242.00
Land Value	\$70,000,000	\$70,000,000	80.00	00.000000	00:08	\$70,000,00	\$1,00	\$0,00
Garage Value	\$18,263.00	,645.00	-	\$18,547.00 \$1.00	(\$284.00)	\$20,550.00		(\$2,287.00)
PooliValue!	00.08	00/08	80.00	S0:000	00.03	\$0.00	\$1.00	\$ 00.08
Outbuilding Value	\$0.00	\$0.00	\$0.00	Ų	\$0.00			\$0.00
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Name:

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

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* Private Data

Valuation Method: Residential Equity
Data Source: ResEquityCompDataSource

LAKEVIEW WEST-A-46

141666941

Name: ApplSiteld:

06/13/2021

Date Printed Printed By:

Chandler Crouch

Comparables Report

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* Private Data

Residential Equity Valuation Method: Data Source:

ResEquityCompDataSource

LAKEVIEW WEST-A-46 ApplSiteld:

Name:

141666941

Page Number Page 3 of 3

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

Date Printed Printed By:

06/13/2021 Chandler Crouch

Comparables Report

	7	igle Family	her	0					\$1,00 °C 00 °C	1000		201260		0.50% \$0.00							\$375,542,50
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* Private Data

Residential Sales Valuation Method: Data Source:

ApplSiteld: Name: ResSalesCompDataSource

LAKEVIEW WEST-A-46

141666941

Page Number Page 1-of 2

Date Printed

Printed By:

Chandler Crouch 06/13/2021

Comparables Report

Valuation Date: 01/01/2021

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	7615 WATERCREST LN	7543 LYNNWOOD DR		7548 WATERPOINT ST		2960 GENEVA DR	JR.	
mprovement Type	Residental Single Family	Residential Single Family		Residential Single Fan	000	ResidentialiSind	le Family.	
	Traditional/Other	Traditional/Other		Traditional/Other		Traditional/Other	\dagger \tag{\tau}	
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ndioated/Value	\$370,023.00		\$384,175,84		\$37.4,999.50			\$372,640.00

* Private Data

ResSalesCompDataSource Residential Sales Valuation Method: Data Source:

Name: ApplSite(d:

LAKEVIEW WEST-A-46 141666941

Page Number Page 2 of 2





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 to be may 2000 or example in the desired 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 process had been listed for selection of the TARB hearing the subject process had been listed for selection of the Broker/Realtor, for \$352,000 on 05/28/2021. (See attached Trulia Sale Enter Another Complaint | Exit | Ex 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 Fached TARR 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 Privacy and Security-Rationshalters Dean Records Religionship Agranged to Licensing and Regulation, Institute for Professionals in Taxation

Compact with Texasad Repust Suspected Frauch Maste agr-Abuse | Texas you history is Search perty Tax Consultant for 22,000 plus property owners in Texas Homeland Stauristy | Texas Varias Additional Port 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, deceifful, 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

817-595-608

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

THIS IS NOT A TAX CODE 25.19 NOTICE*

03-13-2021

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

Date Printed: 10/22/2021 4:48:50 PM

^{**}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.*

	11/2020 5/000.00 *	2015 0,50% \$0.00 2015 0,50% \$0.00 2015		\$0.00 \$0.00	\$0.00\$	(\$24.00)	\$45,000.00 \$1.00 \$0.00 \$0.00	_	V u Rate Adj Value Rate Adj Value	2016	Excellent Excellent Excellent	Welgood And Andrews An	Traditional/Other Traditional/	estional and evanify.	1994 BELLEGROVE RD 11905 BELLEGROVE RD 1616 BASLOV	ALLOS	92030518 42030071 41101650
135	\$254,000.00*	CONTRACTOR OF THE PERSON	\$0.00	\$0.00	\$0.00		\$45,000,00 - \$1,00	_	Value	2013	Excellent	NATURAL NATURA	Traditional/Other	Residentialismololismil	1616 BASLOW LN		41101650

^{*} Private Data

Residential Sales

ResSalesCompDataSource

Data Source: Valuation Method:

Name:

ASHFORD PARK Block 5 Lot 4

1883268936

ApplSiteID:

Oldest Sale Date:

Last Updated Date: 1/1/2018 3/7/2021

Page Number:

Page 1 of 2

Printed By: Date Printed: **TADWeb** 10/21/2021

Comparables Report

Valuation Date:

January 1st 2021

hborhood IA	42030283 [A]150	42030411 IAI/SD:	42068426 1JA115D	
Neighborhood 114 Address 119	A118D); 11913 BEXLEY DR	11800 BELLEGROVE RD	114715D 11926 LONG STONE DR	11905 HASSOP LN
mprovement Type	sidental Single Family	Residential Bingle Family	Residential Single Family	Residential Strate Family
Improvement Style	fraditional/Other	Traditional/Other	Traditional/Other	
Quality Ave	erage (Average	Average	Аўстаўся
Condition Exc	Excellent	Excellent	Excellent	Excellent
r Buile	015	2015	2016	200
		Yalug Rate	Adj Value	
Actual Area 2889	189	2457 \$40.00 \$1	\$17,280.00 2093 \$4	\$40.00 \$31,840.00 1835
d Value 34	5,000,00	\$38,250,00 \$1.00 \$1.00	\$45,000.00	\$1.00
Garage Value \$13	\$13,009.00	\$12,856.00 \$1.00 \$1	\$153.00 \$13,792.00 \$1	(\$783.00)
Pool Value 30		0.00	00.08	90.00
Outbuilding Value \$0.00	.00	\$0.00 \$1.00 \$0.	\$0.00 \$0.00 \$1	\$0.00
Other Feature Value \$0.	\$0.00	\$0.00	180.00	\$1.00
Effective Year 2015	15	2015 0.50% \$0.	\$0.00 2016 0.1	
Sale Date 0		3/13/2020	4/3/2020	6/25/2020
A CONTRACTOR OF THE PARTY OF TH		- 通信を関連者権権の対象を指する。 1975年の一般の対象を対象を対象を対象を対象を対象を対象を対象を対象を対象を対象を対象を対象を対		
Sale Price \$0.00 Comp Object Index Value 0	.00	\$282,500,00 ± 1.54	174 174	221

^{*} Private Data

Valuation Method: Data Source:

Residential Sales

ResSalesCompDataSource

Name:

ASHFORD PARK Block 5 Lot 4

ApplSiteID: 1883268936

Oldest Sale Date:

Last Updated Date: 1/1/2018 3/7/2021

Page 2 of 2

Page Number:

SOLD MAY 28, 2021





11913 Bexley Dr

Burleson, TX 76028

4 Beds

🕹 4 Baths



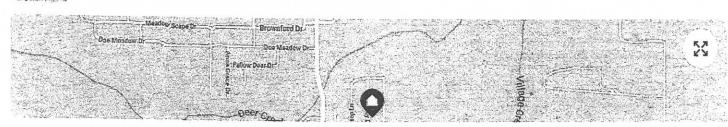
Sell to Zillow

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

Get Your Offer

Local Information

Мар Schools Crime Shop & Eat



40

Map data - mins to Commute Destination

INRIX

X

New Local Information

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

Home Highlights

Parking

2 Car Garage

命 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	100 To	Sold	Public Records 🕞

Property Taxes and Assessment

THE TAX DESCRIPTION OF A PROPERTY STATE OF THE PROPERTY OF THE	AND THE PROPERTY OF THE PROPER
Year	2019
product of appears to approve the set of the	
Tax	\$1,691
AMERICAN EXTRAGOR THE STATE OF THE PROPERTY AND THE PROPERTY OF THE PROPERTY O	or resonance and the first of t
Assessment	\$270,718
The first annual contract of the second contr	

Home facts updated by county records

Price Trends

For homes in 76028

*Based on the Trulia Estimate ①



\$296,271



Typical home value

This home: \$382,200 22% above*



\$154

Typical Home Value by sqft

Price trends provided by third party data sources.

Assigned Schools

These are the assigned schools for 11913 Bexley Dr.

Nick Kerr Middle School

5-8 Public 1250 Students Burleson Independent School District

5/10

GreatSchools Rating

Parent Rating Average

Ann Brock El At Oak Grove

PK-5 Public 702 Students Burleson Independent School District

4/10

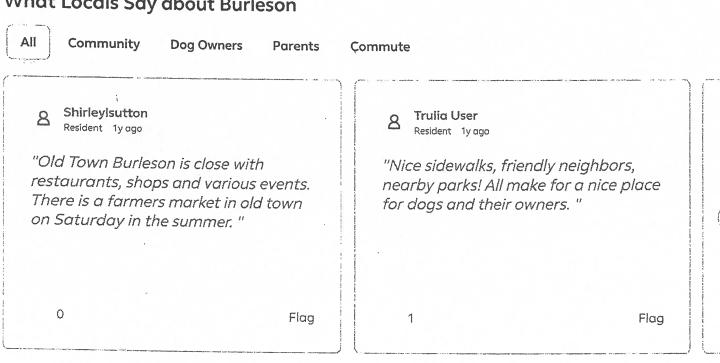
GreatSchools Rating

Parent Rating Average

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



LGBT Local Legal Protections (i)

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!

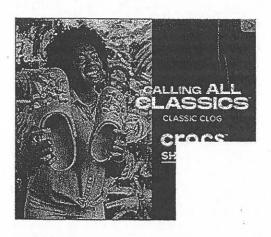
Start Quote

Now when covered systems and appliances break down, your budget won t.

Learn More

Hk





11913 Bexley Dr, Burleson, TX <u>76028</u> 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 \rightarrow TX \rightarrow Burleson \rightarrow 76028 \rightarrow 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	Scheduled Time: 8:00 AM	Panel: 1 Seq: 17577	Acct#	42030283		Dept. Code: Residential
10-11-21	Check In Time:	Value/Decision by Participant	Case#	21-207091		Prop. Class: A
CHAIRPERSON	Hustman	270,718	Situs Address	11913 BEXL	EY DR	AIN: -116254
PANEL MEMBER	Lowerson	270,718	City, Zip Code	TARRANT C	* *	NO FID
PANEL MEMBER	Mecoszmick	270,718	Owner		ason m j-1-21 own	
TAD REP			Authorized Agent	CARLSON J	ASON M Deed Day	e No FID
TAD REP	MARIES	310,718	Filing Party	CHANDLER	CROUCH 5-28-2	Atty
OWNER / AGENT			ARB Mail Address	9500 RAY W	HITE RD 2ND FLOOR	
OWNER / AGENT	けっちゅうって	267,819	City, State and Zip	FT WORTH,	TX 76244	
PANEL DECIS	ION	270,718				
MARKET VALUE	\$270,718					
PROTEST ISSUE	1) Incorrect appraised (market) val	ue	APPRAISAL SITE N	UMBER		
PROTEST YEAR	2021		ASN # 800003088		ASN Notified Value	\$270,718
			Accounts in ASN		# of Accts in ASN	1
of the Comptroller. My signature below signifisheet. X OR My signature below signifior (b) presented to the TAI for the tax year(s) and case will be dismissed for failure	es that I hereby withdraw this account for all pro- les that, prior to this hearing; I have either: (a) sig RB an affidavit, to be considered at a time chose es on this control sheet. If neither of these has o e to appear. I waive the right to a hearing other	gned a settlement with Tarrant Appraisal District; in by the TARB for the account(s) for all protests occurred, I understand and agree the protest(s) than as described under (b).	Comments, Addition	onal Particip	ant Names	od 5/28/21 352K
by form 50-162 or yo	to not have authorization on file with pu may not be able to represent the pr	operty at the hearing resulting in a dis	smissal of the case.		on Control Sheet	

Date: 6/14/2021 Scheduled Time: 8:00 AM	Panel: Seq: 17577	Acct#		420302	283	Dept. Code: Reside	ential
Check In Time:		Case#		21-207	091	Prop. Class: A	
TAD REP		Situs A	ddress	11913	BEXLEY DR	AIN: -116254	ļ
TAD REP RANCES		City, Zi	p Code	TARRA	NT COUNTY		NO FID
		Owner		CARLS	ON JASON M	FID	
Land Value		Author	ized Agent	CARLS	M NOSAL NO	No FID	
Improvement Value or BPP		Filing P	arty	CHAND	DLER CROUCH	Atty	
Total Value of TARB Determination	\$ 270,778	ARB M	ail Address	9500 R	AY WHITE RD 2ND FLO	OQR	
	Appraiser Review	City, St	ate and Zip	FT WO	RTH, TX 76244		
		Legal D	escr ASH	FORD PA	ARK Block 5 Lot 4		
MARKET VALUE \$270,718		Neighb Code	orhood	1A1150	•		
PROTEST ISSUE 1) Incorrect appraised (market) val	ue .	APPRA	ISAL SITE N	UMBER			
PROTEST YEAR 2021		ASN#	800003088		ASN Notified Value	\$270,718	
		Accoun	nts in ASN		# of Accts in ASN	1	
District Comments .							
26.7,819							
Currently you have do manage authorization on file with the provided by form (2002) as you may not be able to the control of t							
Currently you have do not have authorization on file with to must be provided by form 58 257 or you may not be able to	he Tarrant Appraisal District to rep o represent the property at the hea	resent this a Iring resultin	ccount. Autl	horization sal of the	n e case.		
4					ver(12/17/19) TAC (ACS)	Appraiser Control Sh	neet
s ·							

.

Date: 6/14/2021	Scheduled Time: 8:00 AM	Panel: () Seq: 17578	Acct#	42030283		Dept. Code: Residential 1
10-11-21	Check In Time:	Value/Decision by Participant	_ Case#	21-207092		Prop. Class: A
CHAIRPERSON	HUFFMAN	270,718	Situs Address	11913 BEXLEY	DR	AIN: -116254
PANEL MEMBER	JOHNSON	270,718	City, Zip Code	TARRANT ÇOL	YTAL	NO FID
PANEL MEMBER	Mccomiet	270,718	Owner	CARLSON JASO	M NC	FID
TAD REP			Authorized Agent	CARLSON JASO	M NC	No FID
TAD REP	MARES	270,718	Filing Party	CHANDLER CR	QUCH	Atty
OWNER / AGENT			ARB Mail Address	9500 RAY WHI	ITE RD 2ND FLOOR	
OWNER / AGENT	なるからなくろ	265,241	City, State and Zip	FT WORTH, TX	76244	
PANEL DECISI		270,718				
MARKET VALUE	\$270,718		,			
PROTEST ISSUE	2) Value is unequal compared to ot	her properties	APPRAISAL SITE N	JMBER		
PROTEST YEAR	2021		ASN # 800003088	AS	N Notified Value	\$270,718
			Accounts in ASN		# of Accts in ASN	1
			42030283			
My signature below signifies sheet. X OR My signature below signifie or (b) presented to the TAR for the tax year(s) and cases will be dismissed for failure	s that I hereby withdraw this account for all prossess that, prior to this hearing; I have either: (a) signs an affidavit, to be considered at a time choses on this control sheet. If neither of these has o to appear. I waive the right to a hearing other to	ccurred, I understand and agree the protest(s) than as described under (b).	Comments, Additio	onal Participant		010
by form 50-162 or you	o not have authorization on file with t I may not be able to represent the pr	the Tarrant Appraisal District to represoperty at the hearing resulting in a dis	ent this account. Auth	norization must b	pe provided	
		operty at the nearing resulting in a dis		e) Chairperson (Control Sheet	

	duled Time: 8:00 AM	Panel:	Seq: 17578	Acct#		4203028	33	Dept. Çode	e: Residential
	eck In Time:			Case#		21-2070	92	Prop. Class	s: A
TAD REP				Situs A	ddress	11913 B	EXLEY DR	AIN: -1162	4
TAD REP	love			City, Z	ip Code	TARRAN	IT COUNTY		NO FIL
				Owner		CARLSO	N JASON M		FID
Land Value				Autho	rized Agent	CARLSO	N JASON M		No FID
Improvement Value or				Filing F	Party	CHANDL	ER CROUCH		Atty
Total Value of TARE	Determination	\$ 270	718	ARB M	ail Address	9500 RA	Y WHITE RD 2ND FLO	OOR	
		Appraise	er Review	City, S	ate and Zip	FT WOR	TH, TX 76244		
				Legal I	Descr ASH	FORD PAI	RK Block 5 Lot 4		
MARKET VALUE \$270,718				Neighb Code	orhood	1A115D			
	s unequal compared to oth	ner propertie	s	APPRA	ISAL SITE N	UMBER			
PROTEST YEAR 2021				ASN#	800003088		ASN Notified Value	\$270,718	
				Accou	nts in ASN		# of Accts in ASN	1	•
District Comments	OCT 13 2021								
265,241									
270,718						1			
Currently you have do not have must be provided by form 50-16	authorization on file with th i2 or you may not be able to	e Tarrant App represent the	oraisal District to reperpendent	resent this a ring resultin	ccount. Auth	norization sal of the o	ase.		
							ver(12/17/19) TAD (ACS)	Appraiser Con	itrol Sheet

2:20

Property Owner's Affidavit of Evidence

Form 50-283
Tax Year 2021
42030283

Tarrant	42030283
Appraisal District's Name	Appraisal District Account Number (if known)
GENERAL INSTRUCTIONS: This form is for use by a property owner to offer a hearing by telephone conference call or written affidavit pursuant to Tax Code	and submit evidence and/or argument for an appraisal review board (ARB) protest e Section 41.45.
FILING INSTRUCTIONS: This affidavit and evidence for the hearing may be st CD, USB flash drive or thumb drive) which will be kept by the ARB.	ubmitted to the ARB either in paper or on a small portable electronic device (such as a
SECTION 1: Property Owner or Lessee	
CARLSON, JASON (Agent Chandler Crouch #11	730)
Name of Property Owner or Lessee	
11913 BEXLEY DR, BURLESON, TX, 76028	
Mailing Address, City, State, Zip Code	
	ct 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 Co consenting to its release under the Public Information Act. 	ode Section 552.137; however, by including the email address on this form, you are affirmatively
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 Madel and Market	
Mobile Home Make, Model and Identification Number (if applicable) SECTION 3: Reasons for Protest	
that corresponds to each reason for your protest to the ARB a	according to law, be sure to select all boxes that apply. Fallure to select the box o protest an issue that you want to pursue.
	
Incorrect appraised (market) value.	Ag-use, open-space or other special appraisal was denied, modified or cancelled.
✓ Value is unequal compared with other properties.	Change in use of land appraised as ag-use, open-space or timberland.
Property should not be taxed in	Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal.
Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record.	Owner's name is incorrect.
Failure to send required notice.	Property description is incorrect.
(type)	Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
Exemption was denied, modified or cancelled.	a temporary disaster exemption.
Temporary disaster damage exemption was denied or modified.	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	
SECTION 5: Statement of Facts or Arguments	
State all facts or arguments that may help resolve your case.	
pointpared to other properties as supported by the attached e	is incorrect and this property is not being equally valued when evidence. Also, I have seen protests where the owner's opinion of ted the outcome. To avoid this type of unintentional error please dollar (\$1.00).
*	

ADVINGARIABION	COLK BANKS COLORS	
A CONTRACTOR OF THE SECOND	FORDO Silver	889-49
\$10,400-400A20275-5006-600	FIGURE CO.	

120		122	PART OF THE PROPERTY OF THE PR
SEC	TION 6: Hearing Type		
Indicat	te how you intend to participate in the ARB hearing regarding your protest (se	lect only one box).	
1	I do <u>not</u> intend to appear at the hearing, either in person or by telephone cont This affidavit and the evidence and/or argument submitted with it may be use	ference call. d for the hearing if I do not appear in person at the he	aring.
	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 he		
	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 you decide later to appear by telephone conference call, you must provide we your evidence with an affidavit (if not previously done).	if I do not appear in person at the hearing.	aring date and submit
affidav by tele	: You may change your mind and appear in person at the ARB hearing. You do r vit to the ARB. If you indicate that you intend NOT to appear at the hearing or y aphone conference call, the ARB is not required to consider the affidavit at a sci ic purpose of processing affidavits.	you do not complete this section of the form and you	do not elect to appear
SECT	TION 7: Name and Signature		
	of Texas	· · · · · · · · · · · · · · · · · · ·	
County	y of Tarrant		
Before	e me, the undersigned authority, personally appeared Chandler (Crouch , who, being by me duly sworn, depos	ed as follows:
1.	. My name is Chandler Crouch	am of sound mind, capable of making this affidavit, ar	nd personally
	Afflant Name acquainted with the facts stated in this affidavit as well as any materials atta argument to the ARB for consideration at the protest hearing for the proper	ached to this affidavit. I am submitting and offering an	
2.			duplicates of the original.
3.	Any materials I am submitting as evidence comprise a total of 19 p any materials in paper form or on a small portable electronic device (such as been loaded as prescribed by the ARB's hearing procedures.	ages or images and are described in Section 4 of this as a CD, USB flash drive or thumb drive) onto which ima	ffidavit. I am attaching ges of the materials have
4.	The facts contained in this affidavit are true and correct, and the information correct.	n reflected in any evidentiary materials attached to th	
			s affidavit are true and
Signed	d on this 28th day of May , 20 21		s affidavit are true and
Signed	d on this 28th day of May , 20 21		s affidavit are true and
			s affidavit are true and
	Ci	SWORN TO AND SUBSCRIBED before me on the	s affidavit are true and
	Ci	SWORN TO AND SUBSCRIBED before me on the	s affidavit are true and
	Signature JENNIFER JAMESON Notary ID #132852796		
	Signature Signature JENNIFER JAMESON	28th day of May	
	Signature JENNIFER JAMESON Notary ID #132852796 My Commission Expires	28th day of May Jennefer Jameen	
	Signature JENNIFER JAMESON Notary ID #132852796 My Commission Expires	28th day of May Jennefer Jameen Notary Public, State of Texas	
	Signature JENNIFER JAMESON Notary ID #132852796 My Commission Expires	28th day of May Jennefer Jameen Notary Public, State of Texas January 6, 2025	

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

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

Printed By:

Chandler Crouch

Data Source:

07/16/2021

Equity Comparables Report

Valuation Date: 01/01/2021

Value/ Median Value Indicated Value	Notified Value	Effective Year	Other Feature Valu	Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area		Year Built	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN
			/alue	lue									tyle	ype			
\$265,240.60 \$265,240.00	\$270,718	2015	\$0.00	\$0.00	90108	\$13,009.00	\$45,000,00	2,889		2016	Excellent	Average	Traditional/Other	Residential Single Family	11913 BEXLEY DR	DIMINED .	42030283
	\$265,900	2016	\$0.00	\$0.00	S0/000	\$13,194.00	\$45,00,00	2,809	Walte-	20 16	Excellent	Average	Traditional/Other	Residential Single F	11904 LONG STONE DR	OUNTIED	42068493
		0.50%	\$1.00	\$1.00	SJ 00	\$1.00	\$1.00	\$40.00	Rat				er	lle Family	ONE DR		
\$567.585.50		(\$1,329.50)	80.00		\$.00	(\$185.00)	\$0.00	\$3,200.00	Ad)								
	\$260,000	2016	\$0.00	\$0.00	\$0,00	\$13,194.00	\$45,000.0	2,791	Value	2016	Excellent	Average 3	Traditional/Other	Residential Singl	11901 BEXLEY	01A115	42030313
		0.50%	\$1.0	\$1.00	\$10.0	\$1.00	\$1.00	\$40.00	Rate				her	gle Family	DR		
767 43500		(\$1,300.00)	\$0.00	Significance of the second	8.0	.00)	\$0.0	\$3,920.00	Adj								
	\$2:59,900	2016	\$0.00	\$0.00	80/00	\$13,194.00	8/45/00/00/00	2,728	Value	2016	Excellent	Average	Traditional/Other	Residential Single Family	11924 LONG STONE DR	1A015D	42068434
		0.50%	\$1.00		\$1.00	\$1.00	0.0715	\$40.00	Rate Adj				ther	ngle Family	STONE DR		
\$264,855.50		(\$1,299.50)	80.0	\$0.00	0.00	(\$185.00)	S0000	\$6,440.00	Adj								

* Private Data

Valuation Method:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteId:

ASHFORD PARK Block 5 Lot 4

941634468

Page Number Page 1 of 3

Printed By: **Date Printed**

Equity Comparables Report

Value/ Median Value Indicated Value	Notified Value	Other Feature Value Effective Year	Outbuilding Value	Garage Value Pool Value	Land/Value	Actual Area		Year Built	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN
\$2.65,240.60 \$2.65,240.00	\$270,718	2015	\$0.00	\$13,009.00	\$45,000,00	2,889		20115	Excellent	Avelage	Traditional/Other	Residential Single Family	11913 BEXLEY DR	01IAI1059	42030283
	\$260,176	\$6.00 \$ 2016 0	A President de Company	\$13,937.00 \$		2,672 \$	ValueR	2016	Excellent	Average	Traditional/Other	Residential/Single	1600 BASLOW LN	01A115D	41101618
\$266,627.1		.\$1,00, \$0,00 0.50% (\$1,300.88)		\$1.00 (\$928.00)	927	40.00 \$8,680.00						family.			
2	\$250,000	\$0.00 2015		\$0.00		2,464	Value	2015	Excellent	Average	Traditional/Other	Residential Singl	11832 BEXLEY D	0JA1J5D	42030194
\$266,680.0		\$1100 \$0.00 0.50% \$0.00		\$1.00 (\$320.00) \$1.00 \$0.00		\$40.00 \$17,000.00	RateAdj					e Pam ly	R		
0.00	\$234,000	2015	\$0.00	(S)		0.00 2,106	Value	20115	Excellent	Average	Traditional/Other	Residential/Single/F	1608 BASLOW LN	01A115D	41101634
		0.50% \$		\$1.00			RateA				Other	ingle Family	WLN		
265(000.00		\$0.00	\$0.00	(\$320.00)	80.00	\$31,320.00	Adj								

* Private Data

Valuation Method:

Data Source:

ResEquityCompDataSource

Residential Equity

Name:

ApplSiteld:

ASHFORD PARK Block 5 Lot 4

941634468

Page Number Page 2 of 3

Date Printed Printed By:

Equity Comparables Report

PIN Neighborhood Address Improvement Type Improvement Style Quality Condition Year Built	4Z030Z83 Q1A1115B L1913BBALEYDR Residential Single Famil Traditional/Other Average: Excellent 2015	15D) HEROLEVI HEROLEVI	
Condition Year(Built)	Excelent A015	Excellent 2015 F	Zejlo Vallua
Actual Area Land Value Carago Value	2,889 (4,5,000,00)	2.093	ENGINEER S
Pool Value	F 80,000	\$01000 \$1100 \$0100 \$0.00	No. of the last
Other Feature Value Effective Year	2015	\$11:00 0.50%	\$0.00 2016
Notified Value	\$270,718	\$233,428	\$236,480
Median Value Indicated Value	8265,240,60		

^{*} Private Data

Valuation Method:

Data Source:

Residential Equity

ResEquityCompDataSource

ApplSiteId: Name:

ASHFORD PARK Block 5 Lot 4

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

Printed By: Date Printed

Chandler Crouch

Owner Sales Comparables Report

Valuation Date: 01/01/2021

Value	Sale Date Sale Price	Outbuilding Value Other Feature Value Effective Year	Garage Value Pool Value	tual Area Land Value	Year Bült 🕞	Quality	Improvement Type	PIN Neighborhood	
\$1.50 \$267.819.002.5	0 0 00	\$0.00 \$0.00 2015	\$13,009.00 \$0.00	2,889 \$45900.001	2015	Average Excellent	Residential Single Family	42030283 0(A)13b	Subject
1 \$2.66,666,00	06/05/2020 \$254/425:00*	\$0.00 \$1.00 \$0.00 \$0.00 \$1.00 \$0.00 2015 0.50% \$0.00	\$12,768.00 \$1.00 \$241.00 \$0.00 \$1.00 \$0.00	2,589 \$40.00 \$12,000.00 2,553 846,000,00 \$1,00 \$46,0	2015g Value <u>r kati</u> kati Adj	Average ** Excellent	Residential Sin Je Fam IV	42030518 0IFA(1)30	Como 1
\$270,416.00	07/31/2020 \$257/000.00 *	\$0.00 \$1.00 \$0.00 \$000 \$100 \$000 2015 0.50% \$0.00	\$13,033.00 \$1.00 (\$24.00) \$0.00 \$1.00 \$0.00	2,553 \$40.00 \$13,440.00 1,779 \$45,000.00 \$45,000.00 \$45,000.00	2015		Residential Single Family Traditional Other	42030071 0[A1][BD]	Comp.2
\$27,1,455.00	06/10/2020 \$226.500.00	\$0.00 \$1.00 \$0.00 \$0.00 \$1.00 \$0.00 2015 0.50% \$0.00		1,779 \$40.00 \$44,400.00 \$46,000.00 \$1.00 \$0.00	Value Rate Adj	Average	Residential Single Family	0.1/A(1)1/5/B	Comp 3

^{*} Private Data

2021 TAD market val: \$268,815

Name: ASHFORD PARK Block 5 Lot 4

ApplSiteld: 941634468

Page Number Page 1 of 2

Date Printed Printed By:

Chandler Crouch

07/16/2021

Owner Sales Comparables Report

Valuation Date: 01/01/2021

Value/ Indicated Value	Sale Date Sale Price	Pool Value Outbuilding Value Other Feature Value Effective Year	Actual Area Land Value Garage Value	Quality Condition Year Built	PIN Neighborhood Address Improvement type
	0.03	\$0.00 \$0.00 \$0.00 2015	2,889 845,00 \$13,00	Aveid Excell 2015	Subject 4203028 4203028 901,A11,51 913 B Resident Tradition
\$267,8f9.00	0.	0	2,889 \$4 <u>5,000,000</u> \$13,009.00	Avelage Excelent 2015	Subject 42030283 GHATH5D 11913 BEXLEY DR Residential single F mi Traditional/Other
	06/27/2019 82/19/250/00 *	\$0.00 \$1.00 \$0.00 \$1.00 \$0.00 \$1.00 2015 0.50%	0.00	Excellent 2015 Value Rate	Comp4 42030305 01A1(15D 11905 BEXLEY DR Residential Single I Traditional/Other
\$268/479.00		00.00 00.00 00.00	\$48,600.00 \$0.00 \$629.00	Aul	amily
	03/09/2020 \$213,000,00 *	\$0.00 \$1.00 \$0.00 \$1.00 \$0.00 \$1.00 2016 0.50%	00. 00 37.00	Average Excellent 2016 Value Rate	Comp.5 42068515 01AT15D 11925 LONG STONE DR Residential Single Famil Traditional/Other
\$258,037.00		\$0.00 \$0.00 \$0.00 (\$1,065.00	0		EDR amilly
	05/11/2020 \$245,000.00%	,	00.00 82.00	ge ent	Comp 6 42068451 11920 LONG STONE DR Residential Single Famil Traditional/Other
\$267,772.0		\$1.00 \$0.00 \$1.00 \$0.00 \$1500 \$0.00 0.50% (\$1,075.00)			NE DR Family

^{*} Private Data

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Valuation Date: 01/01/2021

Indicated Value	Sale Price	Sale Date	Effective Year	Other Feature Value	Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area		YearlBuilt	Condition	Quality	Address	Neighborhood	PIN	
		0	2015	\$0.00	\$0.00	00000	\$13,0	8450	2,889		2016	Excellent	Avelage	1191:	TIANII GD	42030283	Subject
		0					\$13,009.00	45,000,00		$\mathbb{N}[-\infty]$			ge	11913 BEXLEY DR 1	5D		
267,241.00	\$255,000.00	05/18/2020	2015 0.50%	80:00 \$1:00	\$0.00 \$1.00	100 (18)	\$12,768.00 \$1.00	45,000:00 \$11.00	2,589 \$40.00	Value Rate	$\omega_0(\sigma)$	Excellent	verage	11904 BELLEGROVE RD	All II SD	42030518	Sombil
\$2	\$2	07	\$0.00 2015	\$0.00	\$0.00 \$0	\$0.00	\$241.00 \$1	\$0.00	\$12,000.00 2,553	is Adj - IVa	2016	Ex	W		TA TA	42	100
\$270,416.00	57,000.00	07/31/2020	15 0.50%	00 \$1.00	\$0.00 \$1.00	00 18 - 1 - 81 00	\$13,033.00 \$1.00	5,000:00 - \$1100		Value Rate	115	Excellent	erage	1905 BELLEGROVE RD	A115D	42030071	South A
9	6	0	\$0.00	\$0.00	\$0.00	\$0,00	(\$24.00)	\$0,00	\$40.00 \$13,440.00 2,226	A I DV		п	A			4	
\$280,200,00	\$254,000.00	05/18/2020	2015 0.50%	80.00 81.0	\$0.00 \$1.00	80,00	\$13,329.00 \$1.00	\$45,000,00 \$1.00		Value Rate	20115	Excellent	werage	1616 BASLOW LN	A1050	41101650	COMPO
			0% \$0.00	\$1.00 \$0.00	00 \$0.00	00:08: 00:00		00 - \$0.00	\$40.00 \$26,520.00	e Ad)							

- 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.
- UpgradedWoodflooring

DEBIITTAL FOR SALES

COMPARABLES	REBUTTAL FOR SALES
	Valuation Date:

01/01/2021

	Indicated Value	Sale Price	Sale Date	Effective Year	Other Feature Value	Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area		Year Built	Condition	Quality	Address	Neighborhood	PIN		
			0	2015	30.00	\$0.00	90.00	\$13,009.00	\$45,000,00%	2,889		2016	Excellent	Averager	11913 BEXLEY DR	IIAIIIISD	42030283	Subject	
 Land value inconsistent. Comp Land size: 0.1350 	\$2/6,683 00 V To 100 A	\$252;500,005	03/13/2020	2015 0.50% \$0.00	S0100 S1100 S0100	\$0.00 \$1.00 \$0.00	\$0.000 FEB 1000 BS FEB 1000 00 100 00 00 00 00 00 00 00 00 00	\$12,856.00 \$1.00 \$153.00	\$28,250,000 + \$1,00 - 286,750,00	2,457 \$40.00 \$17,280.00 2,093	Value Rate 1 Adj	2015	Excellent	Average	11800 BELLEGROVE RD	NAMES TO THE REPORT OF THE PARTY OF THE PART	42030411	Comp4	
 Sqft exceeds +/- 20% Land value inconsistent. 	\$ 278,066,75	1 5248 250 000	04/03/2020	2016 0.50% (\$1,241.25) 2016	\$0.00 \$1.00 \$0.00	\$0.00 \$1.00 \$0.00	\$0,00 \$ \$1,00 \$0,00	\$13,792.00 \$1.00 (\$783.00)	0 \$45,000,00	00 2,093 \$40.00 \$31,840.00 1,835	Valué Rate Adj	2016	Excellent	Avelage	11926 LONG STONE DR	IIIANIIISDY TELEVISIONE	42068426	Comp 5	
Sqft exceeds +/- 20%UpgradedWoodflooring	\$279,090,50 4	(10 <u>23</u> 8)500.00)	06/25/2020	5) 2016 0.50% (\$1,192.50)	80.00 W 87.00 S0.00	\$0.00 \$1.00 \$0.00	80000	\$13,386.00 \$1.00 (\$377.00)	\$45,000,00 \$1.00 \$0.00	0 1,835 \$40.00 \$42,160.00	Value Rate - AdJ	2006	Excellent	Average	11905 HASSOP LN	[I]AT(160)	42068752	Comp 6	

- Land value inconsistent.
 Comp Land size: 0.1350 acres.
- TAD calculated land value at \$283,333/acre.
 Subject Land size: 0.1260
- acres.

 o 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.

 o TAD calculated land value at \$357,143/acre.

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





Texas Comptroller of Public Accounts

Form 50-162

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 design the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the dappraisal 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 informabefore designating an agent.



T	arr	aı	nt

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:

RECEIVED

JAN 3 0 2020

42030283

11913 Bexley Dr, Burleson, Texas 76028

Appraisal District Account Number

Physical or Situs Address of Property

EMAIL

Legal Description

Appraisal District Account Number

Physical or Situs Address of Property

ENTERED

Legal Description

FEB 0 4 2020

Appraisal District Account Number

Physical or Situs Address of Property

RM

Legal Description

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
9500 Ray White Rd, 2nd Floor	code)
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 apprachecked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delived address, indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units are not rethem to deliver the documents to my agent.	vered only to the agent at the agent's
[] 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 effection in the Agent's Authority and the appraisal district by the property owner or the owner's designated age to expire according to its own terms but is still subject to prior revocation by the property owner or designated Section 1.111(d), a property owner may not designate more than one agent to represent the property owner in property. The designation of an agent in connection with an item of property. By designating an agent on this form, previous designations of other agents in connection.	ent. A designation may be made agent. Pursuant to Tax Code connection with an item of
ishown on the form are revoked.	
STEP 6: Identification, Signature, and Date:	
et a state funcation, signature, and Date:	
to Cally	4/30/2019
Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner*	District
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):	
[v] 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 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) a behalf of the property owner.	uthorizing you to designate agents or act on
If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail felony un	der Penal Code Section 37,10.



TEXAS DEPARTMENT OF LICENSING & REGULATION

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

	JE-12363 07/05/2021 Exhibed DAVILA, MARKS	TACLE00012363E 07/17/2022 WOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY	ACTech(C) - 12363 04/09/2022 MCREYNOLDS, JASON L	xp Dafe
ARD	BEXAR	PPLIANCE & AVC COMPANY) TARRANT	WILSON	City Zip County Phone

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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:

- 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:
 - 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;
 - 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;
 - shall cooperate fully with the commissioner or staff in the investigation of an alleged violation of the Act or commissioner rule;
 - 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;
 - 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;
 - shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - 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.

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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 affidiate a notice of Mr. 20-2021 false beliating the owner of the property as W.P. Johnson. (1. - See attached Property Owner's Affide Enter Another Complaint Print be 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 interior 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 Co

Privacy and Security Relian transfer of the property should be reduced to \$214,423. (5. - See attached Compact with Texatta Responded to the property should be reduced to \$214,423. (5. - See attached Compact with Texatta Responded to the property should be reduced to \$256,000 (emphasis added). This Texas Homeland Security Texas Texas Texas Responded to 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

rarmstrong@tad.org

817-595-6088

Attachments:

- 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

Tarrant

Form 50-283

Tax Year 2021

07204027

Appraisal District Account Number (if known)

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 t	r to offer and submit evidence and/or argument for an appraisal review board (ARB) protest to Tax Code Section 41.45.
	may be submitted to the ARB either in paper or on a small portable electronic device (such as a
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, 7613	7
Mailing Address, City, State, Zip Code	
Contact agent at: 817-928-4300	Contact agent at: protest@chandlercrouch.com
	ail Address*
* An email address of a member of the public could be confidential under Gov consenting to its release under the Public Information Act.	ernment Code Section 552.137; however, by including the email address on this form, you are affirmatively
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	
	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.
Incorrect appraised (market) value.	Ag-use, open-space or other special appraisal was denied, modified or cancelled.
✓ Value is unequal compared with other properties.	Change in use of land appraised as ag-use, open-space or timberland.
Property should not be taxed in	Incorrect appraised or market value of land under special appraisal
(name of taxing unit)	for ag-use, open-space or other special appraisal.
Property is not located in this appraisal district or otherwise should be included on the appraisal district's record.	not Owner's name is incorrect.
Failure to send required notice.	Property description is incorrect.
(type)	Incorrect damage assessment rating for a property qualified for a temporary disaster exemption.
Exemption was denied, modified or cancelled.	a temporary disaster exemption.
Temporary disaster damage exemption was denied or modified.	Other:
SECTION 4: Evidence	
Attach evidentiary materials (such as letters, receipts, deeds, photog	rraphs, etc.) to be submitted with this affidavit
Provide the total number of pages or images submitted as evidence	
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 ill find my opinion of value and supporting evidence for both Market Value

Form developed by: Texas Comptroller of Public Accounts, Property Tax Assistance Division

For additional copies, visit:comptroller.texas.gov/taxes/property-tax

			40 Mg Form 50-283
SECTION 6: Hearing Typ	pe .		
Indicate how you intend to pa	articipate in the ARB hearing regarding your pro	otest (select only one box).	
I do <u>not</u> intend to appe This affidavit and the e	ear at the hearing, either in person or by telepho vidence and/or argument submitted with it ma	one conference call. y be used for the hearing if I do not appear in perso	n at the hearing.
lintend to appear in pe	arson at the hearing. De used for the hearing if I do appear in person :		
I intend to appear by to This affidavit and the en If you decide later to ap	elephone conference call for the hearing.	hearing if I do not appear in person at the hearing. rovide written notice to the ARB at least 10 days bef	ore the hearing date and submit
	the ARB is not required to consider the affidavi	You do not waive the right to appear in person at th ring or you do not complete this section of the form t at a scheduled hearing, and may consider the affic	
SECTION 7: Name and S	Signature		
State of Texas	ngnature		
County of Tarrant			
Before me, the undersigned au		dler Crouch , who, being by me duly swo	orn, deposed as follows:
1. My name is	Chandler Crouch	I am of sound mind, capable of making this a	ffidavit, and personally
acquainted with the f argument to the ARB	Affiant Name acts stated in this affidavit as well as any mater for consideration at the protest hearing for the	rials attached to this affidavit. I am submitting and o property described in Section 2 of this affidavit.	offering any materials as evidence
2. Any materials submitt	ed with this affidavit as evidence were generat	ted or collected by me or for me, and are the origina	or exact duplicates of the origina
 Any materials I am sul any materials in paper 	omitting as evidence comprise a total of 9	pages or images and are described in Section (such as a CD, USB flash drive or thumb drive) onto v	4 of this affidault I am attaching
		ormation reflected in any evidentiary materials attac	hed to this affidavit are true and
Signed on this 28th day of	May , 20 21		
Cin	, 20	The state of the s	
Affiant Signature			
- marting state of the state of			
		SWORN TO AND SUBSCRIBED before n	ne on the
		28th day of May	, 20 21
1722	JENNIFER JAMESON Notary ID #1328527796	Jenny James	
	My Commission Expires January 6, 2025	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

Printed By:

Comparables Report

Valuation Date:

	07204027	07202083	07213573		07358741	
Neighborhood	03K200F	0 K2 0F	03K200F		03K2 m F	
Address	4648-TIMKEN TR	8029 BUFFALO BEND CT	4737 PARK DOW	DOWNS DR	4701 PARKN	IOUNT DR
Improvement Type	Residential Singl Family	Residenti IlSingle Family	Residential Sing	Single Family	Re d ntals	it al Singl Family
Improvement Style	Traditional/Other	Traditional/Other	Traditional/Other	Other	· Traditional/Other	ther
Quality	Average	Av rage	Average		Ave a	
Condition	Good	Good	Good	CATELO OF MERCALON PROPERTY CONTRACTOR AND	Good	
YearBuilt	1999	(909)	1999		2000	
		Value Rate	Adji Value	Rate Adj		Raje Adj
Actual Area	1,943	1,943 \$40.00	\$0.00 1,870	\$40.00 \$2,0	\$2,920.00 1,918	\$40.00
Land Value	\$50,000.00	\$50,000.00 \$1.00	\$0,00 \$50,000,00	0000	350,000,000	31.00
Garage Value	\$12,279.00	\$1.00	\$0.00 \$12,279.00			
Pool Value	\$0.00	80.00	\$0.00 \$0.00	\$1,002 \$ \$000	0 80 00	\$30,00
Outbuilding Value	\$0.00	**	\$0.00 \$0.00			
Other Feature Value	80.00	80.00	80 00 80 00 C	SI 00 E S0000	00.08	**S0*00*******************************
Effective Year	1999		\$0.00 1999			0.50%
Sale Date	0	03/26/2019	07/30/2019		06/20/2019	
Sale Price	8000	82/15750.00	0.000.00		\$216,000.00	
Comp Object Index Value	0	0	14		21	
Value);						
			6.9			
· · · · · · · · · · · · · · · · · · ·						The second secon

* Private Data

Valuation Method:

Data Source:

Residential Sales

ResSalesCompDataSource

Name: ApplSiteId:

PARK GLEN ADDITION-125-32

107204027

Page Number Page 1 of 2

Value/ Indicated Value	Comp Object Index Value	Sale Date	Effective Year	Other Feature Value	Outbuilding Value	Garage Value	Land Value	Actual Area	year Buin	Condition	Quality	Improvement Type	Address	Neighborhood	PIN
\$214,423.00	0	0	1999	\$0.00	\$0.00	\$12,279.00	\$50,000,00	1.943	1,999 1	Good	AVERGIE	Residential Single Family	4648 TIMKEN TR	08K200F	07204027
\$2.	33	01/14/2019	2000 0.50% (\$1	\$1.00	\$0.00 \$1.00 \$0.00 \$1.00 \$0.00	20.00 \$1.00		Adjust Ad	5	Good	Taditional/Other	Assistance of Stagle Fermily	8129 ZION TR	03K200F	0/202530
00.6998	\$219,000,00*	02/28/2019	(\$1,050.00) 2001 0.50%	\$0.00	\$0.00 \$0.00 \$1.00 \$0.00 \$1.00	0 \$11,977.00	850,000,00	Au] Value Kare	2001	Good	Traditional/Other	Residential Single Fa	4641 SENECA DR	03KZ00E	07152019
\$214112.00	38	01/31/2020	(\$2,190.00)	S0:00	00 \$0.00 \$0.00 30.00 \$0.00	\$302.00	\$11.00 \$0.00 \$1.00 \$50,000,00			- Good	Traditio	amily Residen	8149 K	03K200H	duon
S215 57 6 0	0.00	020	0.50%	\$1.00	\$1,00 \$0.00 \$1,00 \$0.00	0.00	00.00 \$1.00 (00)				nal/Other	tial Single Fa Ty	EECHI CREEK CT		

* Private Data

Data Source:

ApplSiteId:

<u>Unequal Value</u> 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

Printed By: **Date Printed**

06/13/2021

Chandler Crouch

Comparables Report

Valuation Date: 01/01/2021

Value/ Median Value Indicated Value	Comp-Object Index Value	Notified Value	Effective Year.	Other Feature Value	Outbuilding Value	Podl Value	Garage Value	Land Value	Actual Area		Year Built	Condition	Quality.	Improvement Style	Improvement Type	Address	Neighborhood	PIN	
\$210,253.00 \$210,253.00	0	\$217,004	1999	\$0.00°	\$0.00	80:00	\$12,279.00	\$40,000,000	1,943		1999	Good	Average	Traditional/Other	Residential Single Earni	4648 TIMKEN TR	03K200E	07204027	Subject
00:000/1/25		\$217,000	1999 0.50% \$0.00	00.08 - 00.08 - 00.00	\$1.00	80.00 \$1.00 \$0.00	\$12,279.00 \$1.00 \$0.00	\$50,000,000 KS	1,943 \$40.00 \$0.00	Value Rate Adj	11999	Good	Average Average	Traditional/Other	y Residential Single Family 1	8145 KEECHI CREEK CT	03K200F	07203306	Comp.)
0 \$212,920.00	14	\$210,000		00.00	\$0.00 \$1.00	\$0.00	\$12,279.00 \$1.00	850,000.00 81,00	0 1,870 \$40.00 \$2,920.00	Value Adj	1999	Good	Average	Traditional/Other	Residential Single Family	4737 PARK DOWNS DR	03K200E	07213573	Comp.2
		\$212,405	0.50%	0.003	\$0.00 \$1.00	\$1.00	\$12,279.00 \$1.00	\$50,000,00	1.871 \$40.00	Value A	0.6661	Good	Average 4	Traditional/Other	Residential Single Family	4709 PARK DOWNS DR	03K200F	07213727	Comp 3
\$215;285.00			\$0.00	S0.00	\$0.00	\$0.00	\$0.00	S0 00	\$2,880,00	Adj		The debt of the second		CONCLUSION OF STREET,		STORESTANDANT AND A SOLITION AND A S		N JANUAR THE COLUMN THE PRINTED BY	

* Private Data

Valuation Method:

Data Source:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteId:

PARK GLEN ADDITION-125-32

Printed By: **Date Printed**

Chandler Crouch

06/13/2021

Comparables Report

Valuation Date:

01/01/2021

Median Value Effective Year Indicated Value Value/ Comp Object Index Value **Notified Value** Other Feature Value **Outbuilding Value** Pool Value Garage Value Actual Area Year Built Land Value Neighborhood Quality Improvement Type mprovement Style ondition \$0.00 0 Subject 80.00 \$50,000.00 Average Residential Single Family 1999 03K200F 6661 raditional/Other **648 TIMKEN TR** 17.004 \$210,253.00 ÇO. |Value 00.000 Average \$0.00 omp 4 ,870 2,279.00 K280F PARKMOUNT DR \$1.00. \$0.0 \$1.00 \$1.00 Rate \$202,920.00 \$0.00 \$0.00 \$0.00 \$2,920.00 1999 Average Value Rest entral single Family 08K2 0 F 1999 \$11,863.00 Comp 5 1,891 raditional/Other \$1.00 \$1.00 Raie 0.50% \$40.00 \$203,496.00 \$0.00 \$0.00 \$416.00 \$2,080:00 0. Comp.6 \$0.0 Average ... R Idenii l'Single Family \$207,987 0.0 Value 03K200F 1999 \$11,453.00 ,907 \$1.00 0.50% \$1.00 Rate \$40.00 \$210,253.00 \$0.00 \$0.00 \$826.00 \$1,440.00 0

* Private Data

Data Source: Valuation Method:

Residential Equity

ResEquityCompDataSource

ApplSiteId: Name:

PARK GLEN ADDITION-125-32

Comparables Report

Median Value Indicated Value	Valle).	Comp Object Index Value	Effective Year	Other Feature Value	Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area		Year Builti	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN
\$210,263.00 \$210,263.00 de 9		e 0° 8217,004	1999	\$0 00	\$0.00	\$0.00	\$12,279.00	\$50,000,00	1,943		1999 - 2	Good	Average Average	Traditional/Other	Residential Single Family	4648 TIMKEN TR	08K200F	07204027
		\$216,000 21	2000 0.50%	\$0,00 \$ \$1.00	\$1.00	\$1.00	3.00 \$1.00		1,918 \$40.00	Value Rate	2000	Good	Average	Traditional/Other	Residential Single Family	4701 PARKMOUNT DR		07358741
\$216691100		\$1 23	(\$1,080.00) 1999	\$0.00 ·		\$0.00 See	0	\$0.00	\$1,000.00 2,0	Adj V	To the second	90		Tr	R	46	ĺQ.	07
		\$127,408 23	THE STATE OF THE S	(00)	\$1.00	5 0 <u>0</u> 018 - 00108	00 \$1.00	0.00115 0.0040000000555	2,019 \$40.00	ValueRate	[699]	Good	verage	Fraditional/Other	Residential Single Family	4616 BUFFALO BEND PL	08K200F	07201788
\$125194,00			anconoto.	S0.00	. 1	\$0,00	\$826.00	\$0.00	(\$3,040.00)	AdJ			T.					
		\$127,408 23	1999	00:00	\$0.00	00.00	\$11,453.00	\$50,000,00	2,019	Value	1000	Good	AVE (-) (10)	Traditional/Other	REGIO ANTENSI	4616 BUFFALO BEND P	.03K200F	42543400
			8		A CONTRACTOR		200	S) (00 S		Rate					rigital rate thy	O BEND PL		
\$195,494,00			\$0.00	80 00	\$0.00	S0 00	\$826.00	\$0.00	(\$3,040.00)	(PV		A STATE OF THE PERSON NAMED IN COLUMN STATE OF THE PERSON NAMED IN				AND		

* Private Data

Data Source: Valuation Method:

Residential Equity

ResEquityCompDataSource

Name:

ApplSiteId:

PARK GLEN ADDITION-125-32



♦ Fort Worth

trulia

SOLD APR 28, 2021

30

4648 Timken Trl

Fort Worth, TX 76137 Park Glen

4 Beds

3 2 Baths

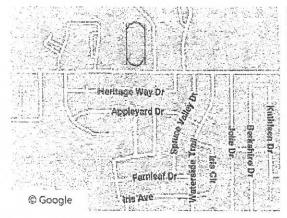
Local Information

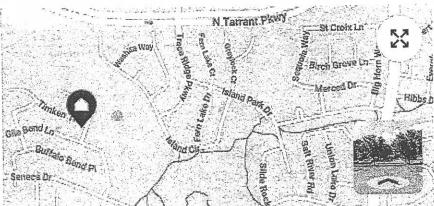
Map

Schools

Crime

Shop & Eat





— mins to <u>Commute Destination</u>

INRIX

New Local Information

X

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

▼ Fort Worth

trulia



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

Outdoor

A/C

HOA

Price/Sqft

2 Car Garage

Porch, Patio

Heating & Cooling

\$6/monthly

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

trulia

KEMMOX ASSOCIATES T

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	1

Home facts updated by county records

Price Trends

For homes in 76137

*Based on the Trulia Estimate ①



\$299,199

Typical home value

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



\$298

Typical Home Value by saft

Price trends provided by third party data sources.

1

Form 50 -162

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 the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the appraisal district by the owner or the owner's designated agent, or (2) the expiration date, if any, designate

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)

A CARLO CONTROL OF THE CONTROL OF TH

STEP 1: Owner's Name and Addres

W P Johnson II, N M Leger Johnson

Name

Telephone Number (include area code)

4648 Timken

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, appraisal of situs address; or legal description). A chief appraiser may, if necessary to identify the property request additional information. In the lieu of listing property below, you may attach a list of all property to which this appointment applies, denoting the total number of additional lipages 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 .

JUL 1 7 2020

Appraisal District Account Number

Physical or Situs Address of Property

<u>ema!l</u>

Legal Description.

Appraisal District-Account Number

Physical or Situs Address of Property

JUL 2 1 2020

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:

RM

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.

學所屬,各四條日圖以後,實門城山大日鄉公司日本日本人道。「日本城」

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
9500 Ray White Rd, 2nd Floor	çode)
Address	
Earl Marth. TV was a	
Fort Worth, TX 76244 Clty, State, Zip Code	
April 2 and 1 and	
STEP 4. Specify the Agent's Authority 3. 11 14 15 15 15 15 15 15 15 15 15 15 15 15 15	
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):	[v] Yes [] No
I hereby direct, as indicated below, the appraisal district, appraisal review board, and each taxing unit participating in th checked below to the agent identified above regarding the property identified. I acknowledge that such documents will address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are oth these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units at them to deliver the documents to my agent.	be delivered only to the agent at the agent's
Total communications from the chief of project	
[✓] 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 1.1:11(c), this designation remains until a written revocation is filed with the appraisal district by the property owner or the owner of designation expire according to its own terms but is still subject to prior revocation by the property owner or designation of 1.1.11(d); a property owner may not designate more than one agent to represent the property owner of the property of the designation of an agent in connection with an item of or property revokes any previous designation of the de	ted agent. A designation may be made nated agent. Pursuant to Tax Code
that item of property. By designating an agent on this form, previous designations of other agents in con- shown on the form are revoked (nection with the items of property.
STEP 6: Identification, Signature, and Date:	
Jenef James	7/16/2020
Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner	r* Date
Jennifer Jameson	
Printed Name of Property Owner, Property Manager or Other Person Title Authorized to Act on Behalf of the Property Ov	vner Title
The individual signing this form is (check one):	RECEIVED
} the property owner	
[] a property manager authorized to designate agents for the owner	JUL 1.7.2020
[/] other person, authorized to act on behalf of the owner other than the person being designated as agent	- FMAII
* This form must be signed by the property owner, a property manager authorized to designate agents for the owner or other person author person being designated as agent. If you are a person other than the property owner, the appraisal district may request a copy of the documbehalf of the property owner.	rized to act on behalf of the owner other than the nent(s) authorizing you to designate agents or act on
If you make a false statement on this form, you could be found guilty of a Class A misdemeanor or a state jail feld	

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

Date Printed: Printed By:

11/8/2021 **TADWeb**

Comparables Report

Valuation Date:

January 1st 2021

Sale Date 0 8/14/2020 6/29/2020 Sale Price 80.00 \$23/1000.00 \$23/1000.00 Comp Object Index Value 0 8 14	90.00 1999	\$0.00	38.00 \$1.00 (\$59.00)	Actual Area 1943 \$40.00 \$0.00 1870	Veal Built 1999 2000	Average Application of the Control o	Improvement Type Residential Single Family Residential Single Family Residential Single Family Traditional/Other Traditional Other Traditional Other Traditional Other Style	Neighborriood 3K200P 3 8200P Address 4548 TIMKEN TR 4509 BUFFALD BEND PL 7867 PARI	PIN 07204027 07202229 07212615
6/29/2020 3/36/180/00 *	0.50% \$0.00	\$100	00000 ** 1 \$100 279.00 \$1.00	Value 38 40.00 \$2,920.00	G000	Average	Residential single ramily Traditional/Other	7867 PARK FALLS CT	07212615
11/13/2020 \$227/350 00 1	\$1.00 \$1.00 \$0.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00 \$1.00	0000 15 10 10 10 10 10 10 10 10 10 10 10 10 10	\$10,500,000 \$1.000 \$11,508.00 \$1.00	182	000 CO		Traditional/Other	4617 SENECA DR	07151926

* Private Data

Residential Sales

ResSalesCompDataSource

Data Source: Valuation Method:

Name:

PARK GLEN ADDITION-125-32

ApplSiteID: 214408054

Oldest Sale Date:

Last Updated Date: 1/1/2018 2/27/2021

Page 1 of 2

Page Number:

Printed By: Date Printed: **TADWeb** 11/8/2021

Comparables Report

Valuation Date:

January 1st 2021

Tridicated value	Sale Date Sale Price Comp Object Index Value	Other Feature Value Effective Year	Pool Value Outbuilding Value	Land Value Garage Value	Actual Area	Year Built	Quality	Improvement Typs Triprovement Style	Neighborhood Address	PIN
4236.429.0 <u>0</u>	0 \$0,000	\$0,00 1999	\$0.00	\$50,000,00 \$12,279,00	1943	1999	Average	Residental Single Family Traditional/Other	3K200P 4648 TIMKEN TR	07204027
\$35186000	11/9/2020 \$226,500000		\$1.00	00.005 00.005 \$1.00	(Value Adj	1990)	Negotian Market	Reademaising to Earth) Research Committee Comm	3K2000 3K2000 7862 PARK FALLS CT	07212690
	4/9/2020 \$2/0 000 (100 × 2.1	\$1,000 3,000 0.50% (\$1,200.00)	\$1,00 \$1,00 \$1,00 \$1,00	\$50,000.00 \$1,000 \$359,00 \$11,920.00 \$1.00 \$359,00		3000	Average	Residential strigle Family Traditional/Other	3/JODOH 3/JODOH JEDU IN	07203667
	2/25/2020 2/27/000/00	0.50%	\$1.00	\$1,453.00 \$1.00 \$875.00	Value Management (Rate Rate Management (Rate Rate Rate Rate Rate Rate Rate Rate	Good	Borran	(Residential Bindle Halmily) Traditional/Other	17.000 PM	07201761

^{*} Private Data

Valuation Method: Data Source:

Residential Sales

ResSalesCompDataSource

Name:

PARK GLEN ADDITION-125-32

214408054

ApplSiteID:

Oldest Sale Date:

1/1/2018

Last Updated Date: 2/27/2021

Page 2 of 2

Page Number:

Date: 6/14/2021	Scheduled Time: 8:00 AM	Panel: / Seq: -32090	Acct#	07204027		Dept. Code	e: Residential]
11-3-21	Check In Time:	Value/Decision by Participant	Case#	21-173635	(5)	Prop. Class	: A
CHAIRPERSON	HUfmin	717,004	Situs Address	4648 TIMKE	EN TR	AIN: 31565	-12532
PANEL MEMBER	Marslett	7-17,004	City, Zip Code	FORT WOR			-NO FID
PANEL MEMBER	Snaken	217,004	Owner	JOHNSON V	VPII Owner 1	11/21	SED THE
TAD REP			Authorized Agent	JOHNSON V	V P II		No FID
TAD REP	Chrice	217,004	Filing Party	CHANDLER	CROUCH		Atty
OWNER / AGENT			ARB Mail Address	9500 RAY W	HITE RD 2ND FLOOR		
OWNER / AGENT	126	214,423	City, State and Zip	FT WORTH,	TX 76244		
PANEL DECIS	ION	217.004					
MARKET VALUE \$217,004							
PROTEST ISSUE	APPRAISAL SITE NUMBER						
PROTEST YEAR 2021			ASN# 07204027		ASN Notified Value	\$217,004	
		Accounts in ASN		# of Accts in ASN	1		
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.			AFFIDAVIT TAD 10-23-23-24-024 TAD 10-23-24-024 Tarrant Appraisal District Tent this account. Authorization must be provided				
nef	# 025780	ver(12/17/19) Chairperson Control Sheet					

Lauri Nicholas MARY LOUISE NICHOLSON COUNTY CLERK



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.

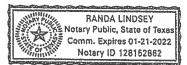
William P Johnson II

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 Yexas 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:
 - 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;
 - 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;
 - 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;
 - 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;
 - 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;
 - 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;
 - shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - 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.



TIEVAの DIEPARTMINIOT OF LICENSING & 東田GULATION

License Inan Searndy Regulates senon again i 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

<u> Liberisan Expositio</u> 1000000 February ACTEDIA(C) - 12363 04/08/2022 TACLE00012363E 07/17/2022 PTC-12363 OTTOBOROZY ENTITED DAVILA, MARKS CROUCH, CHANOLER BARNARD MOLAVI, ABDEE (ABDEE'S APPLIANCE & AVG COMPANY) MICREYNOLDS, JASON L BEXAR TARRANT TARRANT MUSCIN

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

Report Suspersed Fraue, Waste, or Abase Open Records Policy Texas Velerans Porta



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.





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: rarmstrong@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/Repland 1000 (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 hearing. It is also my opinion that any Privacy and Security Research Research Research Research Research Research Research Research Resea

Compact with Texans-| Sitement Guspectarile Freudrich Vaste, Chooses librase out the Water Texas Homeland Search (Search Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas 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).

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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.

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

Tarrant Appraisal District

rarmstrong@tad.org

817-595-6088

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

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 - (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;
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 - (6) shall cooperate fully with the commissioner or staff in the investigation of an alleged violation of the Act or commissioner rule;
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 - (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;
 - 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;
 - shall not reveal information known to be confidential unless the release of such information is authorized by the source or required by law;
 - 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

APPLY/RENEW

DRIVER EDUCATION

SEARCH SITE

CONTINUING EL

COURT ORDERED PROGRAMS

E MAIL LEDDATES

FILE A COMPLAINT

MEETINGS, COMMISSION, PULES AND STATUTE

MIF

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 Valu 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 ensuretheir 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 somethingof 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

Privacy and Security Policy Accessibility Open Records Policy Link Policy Compact with Texans Report Suspected Fraud, Waste, or Abuse Texas.gov Statewide Search Texas Homeland Security Texas Transparency Texas Veterans Portal Contact TDLR



TEXAS DEPARTMENT OF LICENSING & REGULATION

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				A TOTAL PROPERTY OF
License#	Exp Date	Name City Zip	Zip County Phone	Phone
ACTech(C) - 12363 04/09/2022	04/09/2022	MCREYNOLDS, JASON L	WILSON	
TACLE00012363E 07/17/2022		MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)	TARRANT	
JE - 12363	07/05/2021Expired	07/05/2024 Expired DAVILA, MARKS.	BEXAR	
PTC - 12363	06/28/2023	CROUCH, CHANDLER BARNARD	TARRANT	

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

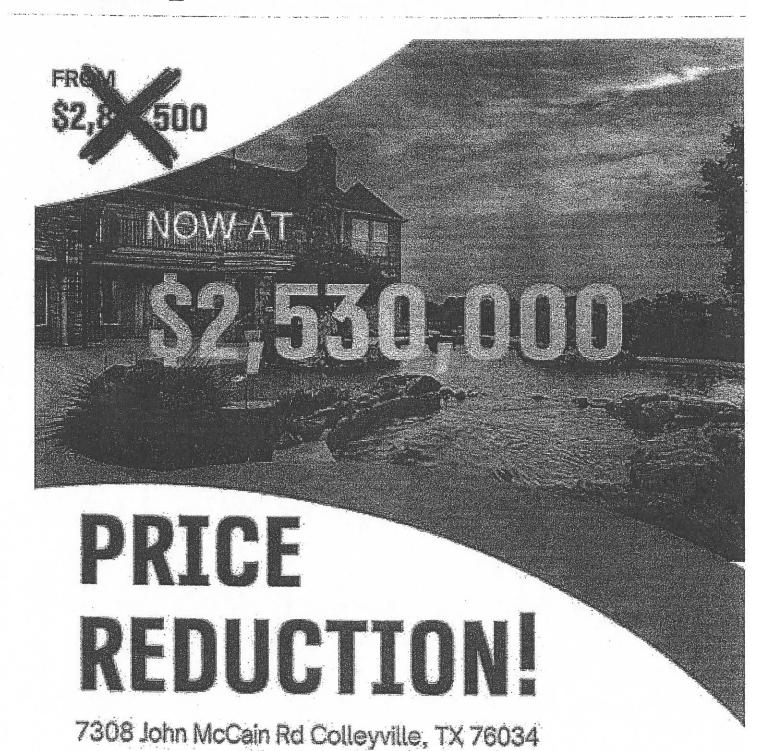
Search Again | Back

Statewide Search Contact TDLR Link Policy Compact with Texans | Report Suspected Fraud, Waste, or Abuse | Texas.gov Texas Homeland Security | Texas Transparency | Texas Veterans Portal



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

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



Texas Comptroller of Public Accounts



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 design the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the d

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 inform before designating an agent.



Tarrant

Appraisal District Name

STEP 1: Owner's Name and Address:

LARRY ETAL ANN R EPPERSON

Name

(817) 239-5819

Telephoné Number (include area còde)

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 humber, 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:

7308 JOHN MCCAIN ROAD, COLLEYVILLE, Te	xas 76034
Physical or Situs Address of Property	ENTERED
	MAY 2 1 2020
	RM
Physical or Situs Address of Property	
	RECEIVED
Physical or Situs Address of Property	
rigical of Situs Address of Property	5/15/2020
	Physical or Situs Address of Property Physical or Situs Address of Property

. .

Texas Comptroller of Public Accounts

Form . 50 -162

STEP 3: Identify the Agent:	
Chandler Crouch Lic # 11730	8179284300
Name	Telephone Number (include area
9500 Ray White Rd, 2nd Floor	code)
Address	
End March TV 70044	
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 apprachecked below to the agent identified above regarding the property identified. I acknowledge that such documents will be delived address indicated above and will not be delivered to me unless the affected offices choose to send me copies or are otherwise these documents can affect my legal rights and that the appraisal district, appraisal review board and the taxing units are not rethem to deliver the documents to my agent.	ered only to the agent at the agent's
[✓] 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 effectivities a written revocation is filed with the appraisal district by the property owner of the owners designated agree according to it's own terms but is still subject to prior revocation by the property owner or designated Section 1.111(d), a property owner may not designate more than one agent to represent the property owner in property. The designation of an agent in connection with an item of property evokes any previous designation that item of property. By designating an agent on this form, previous designations of other agents in connection shown on the form are revoked.	ent: A designation may be made agent. Pursuant to Tax Code connection with an item of
Date Agent's Authority Ends	
STEP 6: Identification, Signature, and Date:	
Ann Caren	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	yate
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):	1100
[I 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 a 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) authorized to 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	thorizing you to designate agents or act on

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 E/16/21

Date Printed: Printed By:

10/5/2021

TADWeb

Comparables Report

Valuation Date:

January 1st 2021

1703	460											
		ទីពីភ្នាល់ខេត្ត		Comp.			Compa			Comps		
PIN		07721064		06085059	MANUAL STREET, DAVID	A STATE OF THE PARTY OF THE PAR	42571420		Contract September 1977	06379885		ANCHE CONTRACTOR OF THE
Neighborhood				3C600A			36500A			97500AV		
Address		7308 JOHN MCCAIN RD	K-HEIGHAL	6501 CUTTER	RIDGE CT		6208 L D LOC	CETT RD		298 BANDIT TI	eder en	
Improvement Type		Residental Singleramily		Residential Si	Participate and the same of th		Residential Sir			Residental Sh		
Improvement Style	200000000000000000000000000000000000000	Traditional/Other		Traditional/Ot	建筑的企业的企业		Traditional/Ot			Traditional/Oth	er	
Quality		Good a Electrical Section 1		Good					Section 200			
Condition		Good		Average			Good			Good		
Year Built		2000	24.55	non-			3000			1000		
				Value							Rate	Constitution of the second
Actual Area		4871		4093	\$60.00	\$46,680.00	5321	\$60.00	(\$27,000.00)	5561	\$60.00	(\$41,400.00)
Land Value		\$415.200.00 (45%)		\$372,000,00	\$1.00	\$43,200,00	\$595.200.005	300.00	(\$180,000.00)	\$157,800,00	200.00	10 \$257.408.00 KT
Garage Value	STATE AT ASSESSMENT OF THE	\$81,822.00		\$43,521.00	\$1.00	\$38,301.00	\$65,046.00	\$1.00	\$16,776.00	\$66,760.00	\$1.00	\$15,062.00
Pool Value	STORY OF THE PARTY	25,000,00		\$25,000.00	2.00	\$0.00	RESERVOYON LICENSESSES	\$1.00	\$10,770.00	100,700.00	7	\$25,000.00
Outbuilding Value	ALEXAL MOLE	\$8,085.00		\$13,716.00	\$1.00	(\$5,631.00)	\$25,000.00	\$1.00	\$8,085.00	\$0.00	\$1.00	\$8,085.00
Other Feature Value	102 02020000	\$1.527.00	87934	anno de la companya d	\$1,00	\$1,527.00	\$0.00	\$1.00	\$0,000.00	30.00		\$1.527.00
Effective Year		2000		1987	0.50%	\$50,700.00	2006	0.50%	(\$49,500.00)	1996	0.50%	\$17,000.00
	- '				0.5070	430,700.00	2000	0.3070	(313,300.00)	1550		447,000
Sale Date		0 , , ,		11/12/2020			10/2/2020			11/23/2020		
Sale:Price		S0 00 m3 7/4= 7/15 7/15 7/16	57438	\$780,000.00		ede assessible	\$1,650,000,00			\$850,000,00		
Comp Object Index Value		0		1232			ESCHOOL ST			72. 1. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.		
Value/	- 1			1232			2201			3240		
L	4502050668460	Market Company of the					71					
										e en tra		
Indicated Value		5 (10.1)84400				\$954 <i>777</i> 700			(XV90000)			/e=() (= 7 (7/\$)00

^{*} Private Data

Valuation Method: Data Source: Residential Sales

ResSalesCompDataSource

Name: ApplSiteID: EPPERSON ADDITION-1-1

107721064

Oldest Sale Date: Last Updated Date: 1/1/2018

Page Number:

Page 1 of 1



2021 PROPERTY VALUE NOTICE

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

FT WORTH TX 76244

2020 14-1-437 1

★ ACCOUNT NUMBER: 07721064 ★

To file a protest and see additional value, exemption and sales information, go to:

www.TAD.org

11730
CHANDLER ROUCH
CARRY ETAL ANNIR EPPERSON
9500 RAY WHITE RD 2ND FLOOR

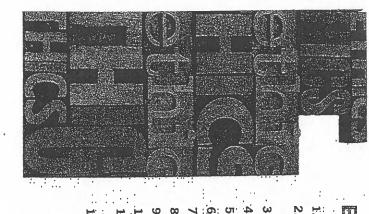
MAY 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value	For Questions Please Call:	2021 Market Value	2021 Appraise	ad Value	Messages
1,090,164	Values (817) 284-3925	415,200 LAND	Zoz i Applaise	su value	For estimated taxes and rate
2020 Appraised Value	Address (817) 284-4063	674,964 IMPR			
	Exemptions (817) 284-4063	1,090,164 TOTAL	1,090.1	164 TOTAL	information go to:
2020 Taxable Value	Taxing		2021 Taxable		www.TarrantTaxInfo.com
1,052,630	TARRANT COUNTY			,090,164	
1,052,630	TARRANT COUNTY HOSPIT	AL	1	,090,164	
	TARRANT COUNTY COLLEG			,090,164	
	GRAPEVINE-COLLEYVILLE		1	,065,164	Percent Market Value Change from
1,052,630	CITY OF COLLEYVILLE			,090,164	2016 is 12%
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
"The Texas Legislature does	not set the amount of your local	taxes. Your property tax burde	en is decided by you	ur locally electe	di officials, and all inquiries concerning your taxes
Disabled Persons exemption	for a residence homestead a	District determines property valu	es, it does NOT set	tax rates or bil	d officials, and all inquiries concerning your taxes and collect taxes. If you receive the QVER-65 or tax ceiling UNLESS you have added property
improvements since the ceilings	were set.	paracipating jurisdiction's taxes	may not exceed y	our established	tax ceiling UNLESS you have added property
2020 Exemptions Gran	ited Amounts COUNTY	HOSPITAL COLLEGE	SCHOOL	CITY	
Homestead		HOOFTIAL OOLLEGE	25,000	CITY	
			25,000		
2021 Exemptions Gran	ated Amounts COUNTY	HOODITAL COLLEGE			
	ned Amounts COUNTY	HOSPITAL COLLEGE	SCHOOL	CITY	
Homestead			25,000	•	
Exemptions Cancelled	/Peduced COLUMN	HOODITAL			
	Treduced COUNTY	HOSPITAL COLLEGE	SCHOOL	CITY	
	2				

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. Please refer to the enclosed instructions for details on how to file a valid protest. A protest form for the subject property has been printed on the reverse side of this notice. The ARB hearings begin May 24, 2021 at 2500 Handley-Ederville Road and will continue until all valid protests have been heard. If you file a protest you will receive notice of your hearing date and time at least 15 days before the hearing. TAD phone lines are very busy during the time Value Notices are produced. Please keep trying.

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.
- (I) 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

- 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,
- When buying or selling, make your position in the transaction or interest known.
- Disclose present or contemplated interest in any property to all parties.
- Avoid side deals without your client's informed consent.
- Accept compensation from only one party, except with full disclosure and informed consent.
- Keep the funds of clients and customers in escrow.
- Assure, whenever possible, that transactional details are in writing.
- 10. Provide equal service to all clients and customers.
- 11. 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)

Date: 6/14/2021	Scheduled Time: 8:00 AM	Panel; P Seg: 96	Acct#	07721064		Dept. Code: Resider	ntin!
	Check In Time:	Value/Decision by Participant	Case#	21-176271			กเเลเ
CHAIRPERSON	Johnson P	910,100	Situs Address	7308 JOHN N	ACCAIN RD	Prop. Class; A AIN: 12859H11	
PANEL MEMBER	Marslett D	1,090,000	City, Zip Code	COLLEYVILLE		AIN. 120031111	
PANEL MEMBER	Johnson, C	1900 000	Owner				
TAD REP	11.0.0	far acc	Authorized Agent		ARRY ETAL ANN R	FID	
TAD REP	Complete Coupell	1.000 000	1			No FID	
OWNER / AGENT	to gar, the	11010,000	Filing Party	CHANDLER C		Atty	L
OWNER AGENT	C	66200	ARB Mail Address		HITE RD 2ND FLOOR		
PANEL DECIS	ION	882,000	City, State and Zip	FT WORTH, T	X 76244		
	\$1,090,164	900,000					
1	1) Incorrect appraised (market) value					,	
PROTEST YEAR		2	APPRAISAL SITE NU				
	2021		ASN # 07721064	Α	SN Notified Value	\$2,180,328	
			Accounts in ASN 07721064		# of Accts in ASN	1	
tam the duly authorized ow of the Comptroller. My signature below signifie sheet.	vner or agent (agent #) under section 1.11	il of the Texas Property Tax Code and the rule:	Jour o	his ha	ppend?	4/20/2/	
OR							
My signature below signifie or (b) presented to the TARI for the tax year(s) and cases	es that, prior to this hearing; I have either: (a) signe B an affidavit, to be considered at a time chosen by s on this control sheet. If neither of these has occu to appear, I walve the right to a hearing other than	y the TARB for the account(s) for all protests	Comments, Addition	in Euro	t Names Tel, 3, 108 Le printe	-, why with I the report The May	et, fortr
		TGM					
<u> </u>		UIN 1 7 202	,				
	Ref # 420.775	Tarrent Apprelies!		Chairperson C	Control Sheet		

Date: 6/14/2021	Scheduled Time: 8:00 AM	Panel: Seq: 96	Acct#	07721064	Dept. Code: Residential
i L	Check In Time:		Case#	21-176271	Prop. Class: A
TAD REP	1. Ocielj		Situs Address	7308 JOHN MCCAIN RD	AIN: 12859H11
TAD REP			City, Zip Code	COLLEYVILLE 76034	
			Owner	EPPERSON LARRY ETAL ANN	R FID
Ľand Value			Authorized Agen	CHANDLER CROUCH	No FID
Improvement V			Filing Party	CHANDLER CROUCH	Atty
Total Value o	f TARB Determination	\$ 900,000	ARB Mail Addres	9500 RAY WHITE RD 2ND FL	OOR
· •		Appraiser Review	City, State and Zi	FT WORTH, TX 76244	
			Legal Descr EP	PERSON ADDITION Block 1 Lot	1
	\$1,090,164		Neighborhood Code	3C60QA	
PROTEST ISSUE	 Incorrect appraised (market) value 	е	APPRAISAL SITE	IUMBER	
PROTEST YEAR	2021		ASN # 07721064	ASN Notified Value	\$2,180,328
•		•	Accounts in ASN	# of Accts in ASN	1
•					
District Comments			, , , , , , , , , , , , , , , , , , ,		
	882,00	•		11090,000	
· :					
e: =					
;					
				ver(12/17/19) TAI (ACS)	D Appraiser Control Sheet

<u>Unequal Value</u> 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

06/13/2021

Printed By:

Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Compil			Comp2			Comp3		
PIN	07721064	41652894			06379915			06085059		
Neighborhood	0806000A	03C600A			03C600A			03C600A		
Address		205 BANDIT T	R		308 WHITE DI	}	NAME OF TAXABLE PARTY.	6501 CUTTER	RIDGE CT	- Indiana (Indiana)
Improvementatype)	Residential Single Family	Residential Si	igle Family		Residential Si			Residential Si	nale Family	
Improvement Style	Traditional/Other	Traditional/Ot			Traditional/O		DITO ALCOHOLOGICA DE LA CONTRACTOR DE LA	Traditional/O		
Quelty	GOOD TO THE REAL PROPERTY.	Good			Good			Good		
Condition		Good	************	- Marian - M	Good	Approximation.	Andrews Andrews (Andrews	Average	200101111111111111111111111111111111111	- Caramana and Car
Year Bulk will be the second	2000	2013			1997	rtist teamin		1987編編開票		
		Value # Street	- Rate	(Ad) Marie	Value water	Rate War	Ad	Value de person	Rate	HAD PERSON
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 12 15 15 15 15 15 15 15 15 15 15 15 15 15	\$415,200,000	\$403,350.00	製\$1!00個	#\$1.1.850.00W	\$372,300,00		撒\$42.900!00 进	\$372,000,00		#\$43.200!00I
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
RoolVálue	\$2500000	\$25,000,00	\$100	#\$0!00 ###	\$25,000:00	#151700 F	\$0.00	\$25,000,00		\$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	SUS27/00 " " " "	\$0.00	\$1.00	\$1,527.00				\$0.00		
Effective Year		2013	0.50%	(\$73,937.50)		0.50%	\$13,875.00	1987	0.50%	\$50,050.00
Notified Value	44.0004.64									
Comp Object Index Value	\$1,090,164	\$1,137,500	THE GOVERNMENT OF		\$925,000			\$770,000	***************************************	
Vhoy	Automorphic Company	325 開 開 開			667年			12337		
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Median Value	\$51,024,914.00	All the second s								
	S1024814.00	NEWSCONSOR		\$1.076/491/50			no krajkčniro			三年の1417ファイルの

* Private Data

Valuation Method: Data Source:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteld: EPPERSON ADDITION-1-1

107721064

Page Number Page 1 of 3

06/13/2021

Printed By:

Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Sibleat	Comp 4			Comp 5			Comp 6	oralis Hell	
PIN	07721064	04989694	Participation of the Control of the	Charles Children Land 1817	04899962	Carrier Carrier	1	01213814	Liph als residence on the	Sales and the sales and the sales and
Neighborhood	03C600A				03C600A			03C600A		40,500,000,444
Address	7308 JOHN MCCAIN RD	6403 WESTCO		жжиниканания	7208 PLEASA			1208 HOLLY L		una)))aena <u>itedan esta</u> ia
Improvement Type Social III	Residential Single Family				Residential Si					
Improvement Style	Traditional/Other	Traditional/Or		N-Eore October Strategy	Traditional/O		anterministrations.	Traditional/O		Hillian seather
Out by	G0001				Good		***************************************	Good		light information
Condition	Good	Good			Good	Chi shall be Makasanga	Indian and an area	Average	en epitable bias har the	
V TOOL THE PERSON OF THE PERSO	2000	1983			1978			1984		
		Valuentiera	M Data Line		Value	Distant	A ANTE HEREISER	Value	OMA	WATER SERVICE
Actual Area	4,871	3,805	\$60.00	\$63,960.00	2.295	\$60.00	\$154,560.00	3,254	\$60.00	\$97,020.00
Unit Maria	\$415200000	\$489,000 00		#(\$73,800,00)	\$417,375.00					#(\$70,800,00)
Garage Value · ·	\$81,822.00	\$35,348.00	\$1.00	\$46,474,00	\$26,961.00	\$1.00	· \$54,861.00	\$61,659.00	\$1.00	\$20,163.00
Pool Value No.	\$25,000,00	\$0.00		\$25,000.00#	\$0.00					\$25,000!00
Outbuilding Value		\$21,179.00	\$1.00	(\$13,094.00)		\$1.00	\$4,166.00	\$0.00	\$1.00	\$8,085.00
Other tenture Walte	510527/00			(838,413.00)	\$0.00					(\$35,041!00)I
Effective Year	2000	1995	0.50%	\$24,785.75	1995	0.50%	\$18,250.00	1984	0.50%	\$74,219.44
		Part of								
Notified Value	\$1,090,164	\$991,430	- 10 -		\$730,000			\$927,743		
Comp Object Index Value		1239	U. 2016 (1) 4(1)		1345			15412000		
Value/			*	SEAS AND ENDINGS CONTROLLE.		HICKEL CONTROLS	Ners Harris Resident Stat	I CARAGONIA CONTRACTOR	NAME OF TAXABLE PARTY OF TAXABLE PARTY.	EASTER CONTRACTOR
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Madan Value	\$1022,812,000	and the second				CONTRACTOR OF THE	continue promotivalitation	Terramental barrens		Hildellanentsmit
indicated Value				CALUDE SANCTURE	Herenal Stelling				eniminals Carrier	
THE PROPERTY OF THE PROPERTY O	Mendam V. Lynn, O. Lynn, O. Land	THE PROPERTY OF		01,020,342:/5		非西河和北京	#128 VO: 143:00			31,040,389,44

^{*} Private Data

Valuation Method: Data Source:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteld: EPPERSON ADDITION-1-1

107721064

Page Number Page 2 of 3

06/13/2021

Printed By:

Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comp.7		10.00111011111111111111	Compa	37-116-216		Comp 9		
PIN	07721064	01213881	LANGE CONTRACTOR	Shirk Drawn Charleton	06455662	canal annual a				
Neighborhood	08 0 6000A	03C600A9	41-12141-1-11		03C600A		Emericanian	03211851	area e e e e e e e e e e e e e e e e e e	
Address	7308 JOHN MCCAIN RD	7315 HIX CT	HIERON CONTRACTOR	Here Hell (Anial)	7506 JOHN N			03C600A		
Improvement Type	Residential Single Family				Residential SI		en ennementarien di			
Improvement Style	Traditional/Other	Traditional/0		- Commission of the Commission	Traditional/0		ramman negative	Traditional/O		annum salassa
Conty - 10 to 10 t	Good	Good	The same of the same of the same of	ei ar en en mondre	Good Hall		taus isu ju puršualnihi	Good Bases		Hillian Italian et et este et
Condition	Good	Average	and the second second	Managara Market	Average			Average		
Year, Bulk July 1997	2000	1986			1003			1981		
		Valuetur		M	Valuetteen		istorialistika Partikanialistika	Carlos Carlos Constitution (Constitution Constitution Con		
Actual Area	4,871	4,662	\$60.00	\$12,540.00			The second second	Value	Mareum	AOJ TORRESON
lendVolue	\$416200000	\$528,000,00		(\$112,800.00)	3,387 \$209,100,00	\$60.00	\$89,040.00	2,376	\$60.00	\$149,700.00
Garage Value	\$81,822.00	\$41,713.00	\$1.00	\$40.109.00	\$50,165.00	\$1.00	\$31,657.00	\$162,000:00	Citie-alobtra bash (1)(1)	\$253,200,00
GOMAND	\$25,000.00	\$25,000:00		\$0.00 mm	\$25,000:00		\$31,057.00 \$0.00	\$37,743.00	\$1.00	\$44,079.00
Outbuilding Value	\$8,085.00	\$0.00	\$1.00	\$8,085.00	\$0.00	\$1.00	\$8,085.00	\$0.00	\$1.00	\$8,085.00
Other Resture Value	\$1)527/00	S0 00 提出法		(\$85,041.00)	\$0.00 Maintage		第81,527,00階			\$8,085.00 #(\$37,489!00)
Effective Year	2000	1986	0.50%	\$70,700.07	1993	0.50%	\$18,375.00	1981	0.50%	\$50,638.04
				0,0,,00.07	1330	0.00%	\$16,373,00	1901	0.50 %	330,036.04
Notified Value	\$1,090,164	\$1,010,001			\$525,000			0500 000	,	
ComplObject Index Value		1 849 124 162			3,0265	CONTRACTOR ACTUAL	can usano suntan	\$533,032	shilus marayay	
Value/III // III	The second secon	STATES VARIOUS SEC		Organish Sil Manish	3070 animages			3)7.8U	adamate Sast	
THE REPORT OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PE		ENGINE APRILLE	hari biran a	entagnezhiaganane	anacomposic	etros encones	Terisconstantina	Name of All Control	eniment en	HOURDS CONTINUES OF
Median Value a 120 2	S1.024.814.00									
	\$1,024,814.00	miniculistika Paganingana	THE RESERVE OF THE PERSON NAMED IN		Manager 1				seglemik,	
- Henrich eine Hen	HIGHN 11074'015'01 BILL			\$943,594.07.			£\$879;784.00			\$1,026,245.04

* Private Data

Valuation Method: Data Source:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteld: EPPERSON ADDITION-1-1

107721064

Page Number Page 3 of 3

06/13/2021

Printed By:

Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Subject	Comps			Comp 2			Comp 3		
PIN	07721064	06606245		ADDINGS OF THE PROPERTY OF THE	06830234	***************************************	aunnutiaten en en	07694113	KATERNICH CHUTESCHE	
Neighborhood	03C600A	03S030G		kidistratus (1947)	03S030K	dituriation		0305000	Halafaci da la	an masy in come
Address	7308 JOHN MCCAIN PD	807 POTOMAI	and an arrangement	174111111111111111111111111111111111111	1317 VILLAGE			200 COMPTO	No Walanta Maria	XINDINGHIGHENER
Improvementitype	Residential:Single Family	ResidentialiSir		nia di Americano						
Improvement Style	Traditional/Other	Traditional/Ot		North and the second	Traditional/Ot		ANTHOUSACHED STA	Traditional/0		mechanianies.
Quality	Good	Good						Good		
Condition	Good	Good	identification of the	Appropriate property	Average	astronie in Marie	eranga (napal)	Good		(HDHOHADAKISHI)
YearBull	2000	1998	W. 60.00	Hallow Hall	1999	interference	i area i i i se como la como l	2000	witiging and	eraniment de
Section of the sectio		Value Present	Toward	A Discount	L' CAMERINAME	CONTRACTOR AND STATE (PAGE PROPERTY.	2000 SHIEDSEN	december of the fer	Adj Maria
Actual Area	4,871	4,861	\$60.00	\$600.00						
Leta (Vota	\$415200.00			\$21,450.00	4,416 \$427,072.00	\$60.00	\$27,300.00	5,584	\$60.00	(\$42,780.00)
Garage Value	\$81,822.00	\$46,217.00	\$0.00	\$35,605.00	\$47,727,00	\$0.00	dies designations			\$165,200 001
RootValue	\$25,000:00	\$25,000.00	-	\$35,005.00			\$34,095.00	\$56,442.00	\$0.00	\$25,380.00
Outbuilding Value	\$8,085.00	\$0.00	\$0.00	\$8,085.00	\$25,000.00	\$0.00		\$25,000.00		-
Other Feature Value	\$1527:00	\$19,521,00			\$0.00		\$8,085.00	\$0.00	\$0.00	\$8,085.00
Effective Year	2000	1998	0.00%	\$8,096.00	1999	0.00%	\$3,850.00	2000	0.00%	\$1,527,00 \$0.00
			0.00%	30,030,00	1373	0.00%	33,630.00	2000	0.00%	\$0.00
Sale Date	D	06/28/2019			00/05/0000		×	2010110000		
Sale Price	\$0,000	\$809,600.00	(indiana)	HOUSE INCAVE	08/06/2020 \$770,000:00	edikitê lehalitir	armanamanan da	08/05/2020	विक्रतात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्यात्वाच्य	
Comp Object Index Value	0	1,489			1,854			Andrew Street or Street or Street		THE REPORT OF
Value/		1,103			1,004			2,544		
				STOROPOS POR PORTO	ASCINCIONNELLINA	distantantant	en sammen en romanismon en	Actorescenterary	en en la companyonen	HERITADO HIPSTORICA
		AND STREET, SALES OF THE SALES						Spannar and Control	经可能发展 数	
Indicated Value	(3014X1000)		English (SE)					Plate Contract	副的觀點出前層	
A SECURIOR OF THE PROPERTY OF	MANUAL 07/14/0:00 Emple			\$865,442.00			集\$832,985.00			曲\$912,412.00

^{*} Private Data

Valuation Method: Data Source:

Residential Sales

ResSalesCompDataSource

Name: ApplSiteld: EPPERSON ADDITION-1-1 .

107721064

Page Number Page 1 of 2

06/13/2021

Printed By:

Chandler Crouch

Valuation Date: 01/01/2021

Comparables Report

	Stiblect	Comp4			Comp 5			Comp6		
PIN	07721064	07060238			40347575			40347516		
Neighborhood	03C600A	03C500A期間			03C5001		Herale Green	03C500I 開盟		
Address		3440 CREEK RI)	CATCALINATE MANAGEMENT	508 HAVERH		and similar and statement	532 HAVERHII	LLN	
Improvement-Type and harming	Residential Single Family.	Residential Sin			Residential Si			Residential Sir		
Improvement Style	Traditional/Other	Traditional/Oth	er		Traditional/Q	me _ merchanismini.		Traditional/Ot		
Quality	cc:1	Good			Good			Good		
Condition	Good	Good			Good	- Anna Carlotte		Good		
YearBulk	2000	1998			2008	al'adanis		2005	10000000000000000000000000000000000000	
		V/III	Rate	Adj Primiter	Value	間内が変数機	PAGI PIPE	Value Mallalla	Rate Min	Adjustinija
Actual Area	4,871	4,541	\$60.00	\$19,800.00	4.757	\$60.00	\$6,840.00	4,569	\$60.00	\$18,120.00
Land Value - Final - F	\$405200.00	\$298,800,00	\$0.00	\$116,400.00	\$218,750.00		\$196,450.00	\$218,750.00	-	\$196,450.00
Garage Value	\$81,822.00	\$32,504.00	\$0.00	\$49,318.00	\$51,221.00	\$0.00	and a second second second second	\$47,986.00	\$0.00	\$33,836.00
Pool Value	\$25,000,00	\$0:00 H R	\$0.00#	置\$25,000!00庫	\$25,000.00		S0.00	\$25,000.00	#\$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	3052200	\$0.00	80:00	以81/527/00期	\$0.00	出 80 00 機	\$11527.00	80.00	\$0.00	第81527/00課
Effective Year	2000		0.00%	\$7,130.00	2008	0.00%	(\$32,600.00)	2005	0.00%	(\$19,750.00)
	i i i									
Sale Date	0	04/27/2020			06/05/2020			09/24/2019		-
Sheim	900	\$7/13,000,00								
Comp Object Index Value	0	2,885	MANSHINE MICHES	recin Essaning manual o	3,252	entrana éstan		3,298	(management)	
Value/4			T N							
			vector in a state							
					SHARKENISIS				Marie Na	
Indicated/Value 25 1981	3914,476,00		Maria de la la	\$940,260.00			\$1,025,903,00			\$1,028,268,00

* Private Data

Valuation Method: Data Source:

Residential Sales

ResSalesCompDataSource

Name: ApplSiteld: EPPERSON ADDITION-1-1

107721064

Page Number Page 2 of 2

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

			Data of Accept	
bacticetious will picht, ju edite conte				
Il work to be completed for workmanlike manner according to prac-	lice standars. Any alter	allon or deviation from the above		-
ve hereby porpose to furnish labor and materials, to complete the	ob in accordance with	the above opeditications, for the total to be paid as follows:		
OTAL			\$15,544	
Anna San Market St. St. Street		property the state of the state		
Spair celling cracks and paint celling	31,780			
Saster bedroom and bathroom	\$1,760			+
copair colling crack and paint all celling.	31,000	And the state of t		
lopair threa cracks paint walls where cracks were repaired				
	\$820	<u> </u>		_
idat entre perepe				
spor dywell caling hole		Print celling entrance		
lamps No Z	\$3,894	Repair foiling and wall cracks (around 4)		
abil enilita garage		Rest touse entrance	41,300	
tepair all celling and walls cracks (around 10)		Paint antire guzzle	1 100	-
fain gurage		Rent hobse garage	\$1,500	-
TEP 1: Job Specifications:			PRICE.	
		Colleyville; bt, 78034		
Repair cracks, garage and bedroms polyling		7508 Johnsteals	5/5/21	
Lossy Expension		CITC, STATE, ZIP	DATE	
Larry Epperson		HOME PRONE 817-371-2543		-
PROPOSAL SUBMIMITED FOR		HOME PHONE		-
C NAME AND ADDRESS OF THE PARTY		Cell 817-314-3879		17.7
† Your Warranty		N.R.H. Tx. 76180		
DFW REMODELING	and the second second second second	8204 Irish dr		

12,644.00

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



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

Description of Work

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

Billing Address Ann Epperson 7308 John McCam Road Collayville, TX 76034 USA

Job Address Ann Eppersou 7308 John McCaio Road Colleyville, TX 76034 USA

Balance Due

\$0.00

				-	
nepair busted pipes on wa reconnect icemaker line at install new bitchen island (ter line (4) nd diagnose ayoet			1.6.5	
Task # Description SP200 Repair broken water SP311 Tech will need to diag	lines prosis issue to verily what t	his problem is, and what the	4.00	Your Price \$400.00 \$75.00	Your Total \$1,500,00 \$75,00
will be to repair/repla SP200 New faucet purchase			1,00	\$350,00	\$350.00
Paid On 2/24/2021	Type Visa	Memo	Amount \$2,025.00		
			Pote	ntial Savin	95 \$0.00
			Sub Tax	-Tatal	\$2,025.00
				il Due ment	\$2,025.00

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 overcine 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 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.

R 200

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

and the second

Red 3

https://cilient.ticusccollprs.com/pay_invoice/s2d5f0089583c2__S169252276a2becf4a4861ca9d7te0a5b40c2s68b350a19f8cd

11/21, 9:11 AM Page 1 of 2

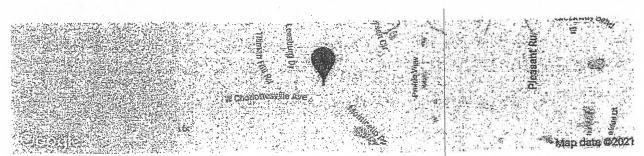


Thanks for your payment

\$0,00 due

Job Summary





7308 John McCain Rd Collegville, TX 76034

Invoice #:

25852

Service Date:

Mar 15, 2021

Services

Diagnose and Repair - Refrigerator

\$200

Service Gall

\$75

Subtotal

\$275.00

Tax

\$16.50

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291,50

https://client.bousecolippo.com/pay_hvolos/de5a78326d711_b5184076d48efg8s1ce5567250838af1bfa9d346be1138763ef

S/15/21, 19:25 AM Page 1 of 2

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	 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	 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	 Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

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MAN was said with the Recap by Category with Depreciation was said a second of said and the said of th

Items	ua sa Jámstitutu u t	RCV	Deprec.	ACV
CLEANING	j.sv:	163.44	PRAFINAL NUMBER (A)	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	'376A2:	6,189.01
Material Sales Tax	•	149.19	5.85	143.34
Cleaning Mti 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

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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

B B B B B

Property Owner's Affidavit of Evidence Form 50-283 Tax Year 2021 07721064 **Tarrant** 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: protest@chandlercrouch.com Contact agent at: 817-928-4300 Phone Number (area code and number) * 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. Ag-use, open-space or other special appraisal was denied, modified or cancelled. Incorrect appraised (market) value. Value is unequal compared with other properties. Change in use of land appraised as ag-use, open-space or timberland. incorrect appraised or market value of land under special appraisal Property should not be taxed in for ag-use, open-space or other special appraisal. (name of taxing unit) Property is not located in this appraisal district or otherwise should not Owner's name is incorrect. be included on the appraisal district's record. Property description is incorrect. Failure to send required notice. Incorrect damage assessment rating for a property qualified for (type) a temporary disaster exemption. Exemption was denied, modified or cancelled. Other: Temporary disaster damage exemption was denied or modified. 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; 16SECTION 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		
ndicate how you intend to participate in the ARB hearing regarding your protes	t (select only one box).	
I do <u>not</u> intend to appear at the hearing, either in person or by telephone This affidavit and the evidence and/or argument submitted with it may be	conference call. e used for the hearing if I do not appear in person at the hear	ing.
l intend to appear in person at the hearing. This affidavit may not be used for the hearing if I do appear in person at t	he 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 hea if you decide later to appear by telephone conference call, you must provyour evidence with an affidavit (if not previously done).	ring if I do not appear in person at the hearing. Ide written notice to the ARB at least 10 days before the heari	ing date and submit
IOTE: You may change your mind and appear in person at the ARB hearing. You iffidavit to the ARB. If you indicate that you intend NOT to appear at the hearing by telephone conference call, the ARB is not required to consider the affidavit at pecific purpose of processing affidavits.	or you do not complete this section of the form and you do	not elect to appear
SECTION 7: Name and Signature		
state of Texas County of Tarrant		
Before me, the undersigned authority, personally appeared Chandle	er Crouch, who, being by me duly sworn, deposed	i as follows:
1. My name is Chandler Crouch	I am of sound mind, capable of making this affidavit, and	personally
Affiant Name acquainted with the facts stated in this affidavit as well as any material	s attached to this affidavit. I am submitting and offering any	materials as evidençe o
argument to the ARB for consideration at the protest hearing for the prAny materials submitted with this affidavit as evidence were generated	operty described in Section 2 of this affidavit.	
 argument to the ARB for consideration at the protest hearing for the protest. Any materials submitted with this affidavit as evidence were generated. Any materials I am submitting as evidence comprise a total of 16 any materials in paper form or on a small portable electronic device (su 	operty described in Section 2 of this affidavit. or collected by me or for me, and are the original or exact du pages or images and are described in Section 4 of this aff	uplicates of the original
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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.

<u>Unequal Value</u> 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

06/13/2021 Chandler Crouch

Date Printed Printed By:

Comparables Report

	Subject	Сотр1	Comp.2	Comp.3
PIN	07721064	41652894	06379915	06085059
Neighborhood	OSCEGGA	03G600A 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0306004	03C600A 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
AND THE RESTRICT OF THE STATE O	7308 JOHN MCCAIN RD	205 BANDIT TR	308 WHITE DR	6501 CUTTER RIDGE CT
Improvement Type	Residential Single Family Resident	Residential ISpoje Family 3-7	Residential Single Eamly	Residential Single Family
Section and section of the section o	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
	Good	(Good as a second secon	0000	@000g
AND AND THE PROPERTY OF THE PR		Good	Pood	Average
Year Built	2000	2018	1997	1987
		Value: Rate Adj *	Value Rate Ad	Value Rate Adj
Area	4,871	4,986 \$60.00 (\$6,900.00)		4,093 \$60.00
Cand Value	\$416,200.00	8408;88000014 80000 8 850000	\$37/2800,001 \$1100 842,900.00	\$372,000,00 \$1.00
THE PARTY OF THE P		04.00 \$1.00		\$43,521.00 \$1.00
BoolWalue F		825,000,003 81,000 80,000 3	\$25000.00 \$1.00 \$0.00	\$25,000,00 \$1.90 30.00
	A CONTRACT OF THE CONTRACT OF	\$16,751.00 \$1.00 (\$8,666.00)		6.00 \$1.00
Other Reature Value		80.00 177 27.5150 20 20 81527.00	\$0,00 (\$55,340,00)	\$0.00 \$1.00 \$1.00
Market 117 California (A. C.	A BANCO W. INVALOR STATES A BANCO W. CANAGE TO SERVICE AND SERVICE	2013 0.50% (\$73,937.50)	1997 0.50% \$13,875.00	1987 0.50% \$50,050.00
Notified Value	4	\$1,137,500	\$925,000	\$770,000
Comp Object Index Value		925	1007 (100 (100 (100 (100 (100 (100 (100	1,283
Value/				
Median, Value	\$1,024,814,00			
Indicated Value	\$1,024,814.00	81,076,491,8	0 \$1,024,814.00	\$944,127.00

* Private Data

Residential Equity ResEquityCompDataSource Valuation Method: Data Source:

Name: ApplSiteId:

107721064

EPPERSON ADDITION-1-1

Page Number Page 1 of 3

Valuation Date: 01/01/2021

06/13/2021

Date Printed

Printed By:

Chandler Crouch

Comparables Report

	Subject	Сотр 4	Complete	Collino
PIN	07721064	04989694	04899962	01213814
Neighborhood	03(06)00/A	0366000 4 4 4 5 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	030600A	03C600A 75 5 5 5 5 5 5
Address	MCCAIN RD	6403 WESTCOAT DR	7208 PLEASANT RUN RD	1208 HOLLY LN N
ment Tive	100	Residential Single Family	Residential Single Family	Residential Single Family
t Style	Uper Comment	Traditional/Other	Traditional/Other	Traditional/Other
	@00d(%)	0000	роод	Good Trib Trib
graf all the architecture of comments of the state of the	Good	poog	Good Good Control of the first of the firs	Average
YearBuilt	2000	1988	1978	1984
		Value Rate Adj	Value Rate Adj	Value Rate Adj
Actual Area	4,871	3,805 \$60.00 \$63,960.00	2,295 \$60.00 \$154,560.00	3,254 \$60.00 \$97,020.00
	\$415,200,000	\$489,000!00: ***\$1:00 = 4 (\$73,800.00)	S417/875:00: \$4:00 (\$2475.00)	\$486,000,00 \$1,00 (\$70,800.00)
9		48.00 \$1.00 \$	\$26,961.00 \$1.00 \$54,861.00	\$61,659.00 \$1.00
		00.08	\$0.00 4 5 5 5 00 4 \$ \$25,000.00	\$0.00
lue		79.00 \$1.00	\$3,919.00 \$1:00 \$4,166.00	\$0.00 \$1.00
0)	80.00	80.00 (\$85,041.00)
		1995 0.50% \$24,785.75	1995 0.50% \$18,250.00	1984 0.50% \$74,219.44
Notified Value	\$1,090,164	\$991,430	\$730,000	\$927,743
Comp Object Index Value	0	1,289	1048	1,641
Value/				
		是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个		
Wedian Value	\$1.024.814.00			
Indicated Value	\$1,024,814.00	\$1,026,342.75	\$970,743.00	\$1,046,389,44
			8) perpendical management of the contract of t	

* Private Data

ResEquityCompDataSource Residential Equity Valuation Method: Data Source:

Name: ApplSiteId:

EPPERSON ADDITION-1-1 107721064

Page Number Page 2 of 3

Date Printed Printed By:

Chandler Crouch

06/13/2021

Comparables Report

Valuation Date: 01/01/2021

- 6 di	03211851	800A	7806 TILLMAN HILL CT	Residential Single Family	Traditional/Other	Į.	age		iue Rate Adj 🗓	\$60.00	2,000,00 \$1,00 \$253,200,00	0	81.00 . \$25,000.00	0 \$1.00 \$8,085.00	0 (337,489.00)	0.50% \$50,638.04	•	8,032	9			\$1,026,245,04	
Сотр	032	08060	780	Resid	Trad	(000	Average	198	Valu	00 2,376	\$206,100,00 \$162,000		0.08	0 \$0.0	0 80 0	00 198		\$53	9/2/8			4.00	
	A STATE OF THE PARTY OF THE PAR								Adj	\$89,040.00	\$206,100	\$31,657.00	00.08	\$8,085.00	\$1,527.00	\$18,375.00						8879,78	
	A NUMBER OF STREET		CAIN RD	le Family	er		Color and the second se		Rate	\$60.00	0048	\$1.00	\$1.00	\$1.00	S1-00	0.50%							
8 du	06455662	180600A	7506 JOHN MCCAIN RD	demital Siti	raditional/Other	P	Average		(e)	7	00.0016	\$50,165.00	000000	0	0.0	3		\$525,000	9		2		
(Co.	064	080	750	IS 23	Trad	000	Aver	661	V. (Ue	3,387	00) \$209	SE S		\$0.00	008 000	7 1993	-	\$52	8,02			7.001	
					CREATING NAME AND ADDRESS OF THE OWNER, WHEN T		THE REPORT OF THE PARTY OF THE		Adı	\$12,540.00	(8)1728000	\$40,109.00	80.00	\$8.085.00	0.170.882	\$70,700.07						8943,694	
				le Family	er er		Maria Bandalan mendan		Rate			\$1.00	61.00	\$1.00	NA YOU	0.50%							
p.7	3881	00A	HIX CT	entialising	tional/Other		ide			The second second second second	000000	13.00	OOTOO					10001)				
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			MCCAIN R	Incle Fam	ther																814.00	\$1,024,814.00	
Subject	07721064	03C600A	7308 JOHN MCCAIN RD	Residential Single Family Resid	Fraditional/Other	Good	Good	0000	2	4871	IOATE SOUTO	公司 公司 公司 公司 の の の の の の の の の の の の の	00 E 00000	\$2000000000000000000000000000000000000	00,000,00	2000		\$1,090,164	0		St 02481400	\$1,024	
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																5			x Value				
		Hood	有限设施投资	nant Tune	mprovement Style			Carbinit			במ	on a	alue	0	Outbuilding Value	rure valu Voar	100	/alite	Comp Object Index Value			Walue Walue	
	PIN	Neighbor	Addrage	Improvement	Improve	Origilar	Condition	Vegebrill	ling lead	A String A	Actual Area	Land Value	Garage Value	Rool vall	Outpulla	Officer Feature Va	בווברמאם	Motified Value	Comp @b	Wallia.		Indiated Value	

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	 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	 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	 Land values disproportionate to actual lot sizes. Not consistent price per acre applied, violating USPAP standards.

Printed By:

06/13/2021

Chandler Crouch

Comparables Report

	Subject	Comput	Comp 2	Comp/8
PIN	07721064	06606245	06830234	07694113
Neighborhood	030600A. The Part of the last	088030 - F. F. B. C. F. F. B. C. B.	088030K	0306000
	7308 JOHN MCCAIN RD	807 POTOMAC PL	1317 VILLAGE GREEN DR	200 COMPTON CT
(mprovement/Type: 4	Residential Single Family Resi	Residential/Single Family ** ***	Residentiationgle Ramily	Residential Single Family
	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
	Pooe	EL 17 (19 17 18 18 18 18 19 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18	900d	Good
		600d	Average	Good
VearBuilt	2000	1998:	666)	2000
		Value Rafe Ad)	Value Rate Adj	Value
	4,871	4,861 \$60.00 \$600.00	4,416 \$60.00 \$27,300.00	5,584 \$60.00 (\$42,780.00)
	SA16200000 FILE	\$3937,501007 \$80100 7 2 \$21,450100	5427,072,00 80,00 (8,11,872,00)	\$250,000.00
	\$81,822.00	217.00 \$0.00	\$47,727.00 \$0.00	\$56,442.00
	\$25,000,000	825000 00 488000 68000	825,000,00 17, 50,00 80,00	\$25,000.00 \$0.00 \$0.00
SALAN SOM ON THE OURSE CONTINUES.	\$8,085.00	\$0.00	\$0.00 \$0.00 \$8,085.00	\$0.00
9	\$1.527.00	8195235002 480400 487817.9940	0) \$0.00 - 47 . \$0.00 - \$1.527.00 .	80.00 80.00 81,627.00
	2000	3 0.00%		2000 0.00% \$0.00
Sale Date	0	06/28/2019	08/06/2020	08/05/2020
Sale Price	\$0.00	\$80 <u>91600,000</u> x 000,009	*100,000,000	8786000,00 *
idex Value	0	1,489	1,854	2,544
Value/				
		制度 医多种性 医甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基		
Indicated Value	\$914,476.00	\$865,442,00	00	\$912,412.00

* Private Data

Residential Sales Valuation Method: Data Source:

ResSalesCompDataSource

EPPERSON ADDITION-1-1

107721064

ApplSiteld: Name:

Page Number Page 1 of 2

Valuation Date: 01/01/2021

06/13/2021

Date Printed

Printed By:

Chandler Crouch

Comparables Report

			40347575	40347516
у у у у у у у у у у у у у у у у у у у	08G600A	05C500A	080500[]	030500
	7308 JOHN MCCAIN RD	3440 CREEK RD	508 HAVERHILL LN	532 HAVERHILL LN
mprovement Type	Residential Single Family	ResidentialiSingle.Eamily	Residential Single Family	Residential Single Family
Style	Traditional/Other	Traditional/Other	Traditional/Other	Traditional/Other
Quality	Good	Social property of the second	de Good III e e e e e e e e e e e e e e e e e	Goods
	PALTE DAMPET DE L'ESTANDO DE L'	poog	Good	Good
/ear Built	2000	1098 (12 p. 12 p.	7,008	2006
		Value Rate Adj	- Value - Rate Adj	Válue Ráte Adj
Actual Area		4,541 \$60.00 \$19,800.00	4,757 \$60.00 \$6,840.00	4,569 \$60.00 \$18,120.00
and Value	\$44[5]200000	82288000000000000000000000000000000000	0 \$218,750,00 \$0.00 \$196,450,00	\$218750.00 80.00 \$196,450.00
A COMPANY CONTRACTOR AND ACTION OF CONTRACTOR ACTION OF CONTRACTOR AND ACTION OF CONTRACTOR ACTION OF CONTRACTOR AND ACTION OF CONTRACTOR ACTION OF		\$32,504.00 \$0.00 \$49,318.00		\$0.00
	\$25,000,00	\$000001 + 1525000 - 52500000	\$25,000,00 80,00 80,00	\$25,000,00-7 80.00 80,00
	and two April and defend that any principles in the	\$ 00.00\$	\$0.00	\$0.00
e	511527.00	80000 - 5 - 1 80 00 5 - 5 1527 00	\$0.00	80.00 \$1,527.00
manded against the condition that I was a second to the condition of the c		1998 0.00% \$7,130.00	2008 0.00% (\$32,600.00)	2005 0.00% (\$19,750.00)
		7		
Sale Date	0	04/27/2020	06/05/2020	09/24/2019
Sale Price	\$0000	87130005001-188	\$815,000.004	\$7900000*
Value	Actor Poulschaff (de la 15 esta, Patrocka, Orta Partición al Alabado)	2,885	3,252	3,298
			報源の方に乗るとなる。 第二章	
	DO SER FROM	OF OF ONE	000000000000000000000000000000000000000	CALUBO BEBLUE

* Private Data

Valuation Method: Residential Sales

Data Source:

ResSalesCompDataSource

EPPERSON ADDITION-1-1

107721064

Name: ApplSiteId: ÇAD 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		and the second s
1 Year Warransy	N.R.H. TX, 76180 Cell 817-914-3879	
PROPOSAL SUBMMITED FOR	HOME PHONE	
Lary Ebbelson	817-371-2643	
	CITY, STATE, ZIP	DATE
Repair cracks, garage and bedrroms painting	7308 John Mealin	6/8/21
STEP 1; Job Specifications:		PRICE
Mosta english property of the control of the contro	\$4,530 Rent house garage	\$1,600
Donair of calling and walls cracks (amind 10)	Paint entire garage	1
Doloi online darade	Rent house entrance	\$1,300
Garana No 2	\$3,694 Repair Calling and wall cracks (around 4).	The state of the s
Repair drywall ceiling hole	Parfit celling entrance	معاقبتها فأرسانيا فأراقت دوجها للفيساء التوددة ومساوسا فواسميس
Paint entire garage	to the principality of the process of the formula o	A particular of the state of th
GuestApt	\$820	
Repair three cracks paint walls where cracks were repaired	The second secon	and the second s
Kitchen and Ilving room	\$1,850	in the last temporary and beauty and the second
Repair ceiling crack and paint all ceiling	والمالة المراقعة المر	
Master bedroom and bathroom	\$1,750	The state of the s
Repair celling cracks and paint celling		And the state of t
		\$15,544
IOIAL.		
We hereby porpose to fumish labor and materials to complete the lo	lator and materials to complete the job in accordance with the above specifications, for the total to be paid as tollows:	And the second s
All work to be completed in a workmanlike manner according to practice standars. Any alteration or devisiton from the above	a signdars. Any alteration or deviation from the above	
specifications will incur in extra costs	والمستوات والمراوع والم	
Authorized Signature	Acceptance Signature	Date of Acceptance
	The state of the s	the state of the second

\$12,644.00

Estimate to repair cracks, drywall damage from storm water line bust

areas, and repaint those



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

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

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

Description of Work

			5001.pt.01. 51.11.01.			
1-repair 2-recon 3-install	busted pipes on water nect icemaker line and new kitchen island fau	line (4) diagnose cet				
Task # SP200 SP311	Repair broken water line		ne problem is, and what the pricing	Quantit 4.00 1.00	y Your Price \$400.00 \$75.00	Your Total \$1,600.00 \$75.00
SP200	will be to repair/replace New faucet purchase ar			1.00	\$350.00	\$350.00
Paid O 2/24/20		Type Visa	Memo	Amount \$2,025.00		
				Pot	ential Savin	gs \$0:00
				Sul Tax	ó-Total	\$2,025.00 \$0.00
					al Due ment	\$2,025.00 \$2,025.00
			York de brakkin De	Bai	ance Due	\$0.00
		Thank you t	or 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.

DR 200

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

* ----

\$5.50

https://client.housecalipro.com/pay_invoice/a2d6f0089383c2...3169252276a2becf4a4861ca9d71c0a5b40cZa68b350a19f8cd

3/11/21, 9:11 AM

Tax Protest Photo Addendum of Issues Affecting Market Value

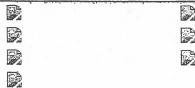
CAD Account#: 07721064

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below



07721064

7308 John McCain Rd Colleyville, TX 76034 has reduced its price! Now at \$2,530,000!!!



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.

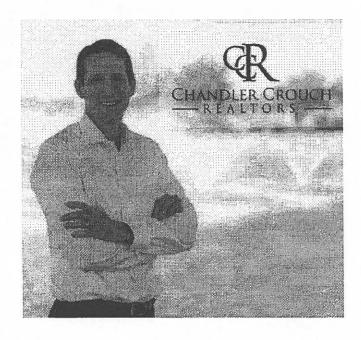
I settled most protests informally with TAD, but this property needed a formal protest.

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

Tarrant

2021 07721064 Appraisal District Account Number (if known)

Form 50-283

Appraisal District's Name 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: protest@chandlercrouch.com Contact agent at: 817-928-4300 Email Address* Phone Number (area code and number) * 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. Ag-use, open-space or other special appraisal was denied, modified or cancelled. Incorrect appraised (market) value. Change in use of land appraised as ag-use, open-space or timberland. Value is unequal compared with other properties. Incorrect appraised or market value of land under special appraisal Property should not be taxed in . for ag-use, open-space or other special appraisal. (name of taxing unit) Owner's name is incorrect. Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. Property description is incorrect. Failure to send required notice. Incorrect damage assessment rating for a property qualified for (type) a temporary disaster exemption. Exemption was denied, modified or cancelled. Temporary disaster damage exemption was denied or modified. 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.

	An and the second secon	
SECTION 6: Hearing Type		
Indicate how you intend to participate in the ARB hearing regarding your protest (sele	ct only one box).	
I do <u>not</u> intend to appear at the hearing, either in person or by telephone confe This affidavit and the evidence and/or argument submitted with it may be used	rence call. for the hearing if I do not appear in person a	t the hearing.
l 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 if I do appear in person at the hearing if I do appear in person at the hearing if I do	aring.	
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 If you decide later to appear by telephone conference call, you must provide wr your evidence with an affidavit (if not previously done).	I do not appear in person at the hearing. itten notice to the ARB at least 10 days before	e the hearing date and submit
NOTE: You may change your mind and appear in person at the ARB hearing. You do no affidavit to the ARB. If you indicate that you intend NOT to appear at the hearing or you by telephone conference call, the ARB is not required to consider the affidavit at a schepecific purpose of processing affidavits.	ou do not complete this section of the form a	nd you do not elect to appear
SECTION 7: Name and Signature		
State of Texas		
County of Tarrant		
Before me, the undersigned authority, personally appeared Chandler C	rouch , who, being by me duly sworr	n, deposed as follows:
1. My name is Chandler Crouch la	m of sound mind, capable of making this affi	davit, and personally
Afflant Name acquainted with the facts stated in this affidavit as well as any materials attac argument to the ARB for consideration at the protest hearing for the property	thed to this affidavit. I am submitting and off	ering any materials as evidence o
2. Any materials submitted with this affidavit as evidence were generated or co		or exact duplicates of the origina
Any materials I am submitting as evidence comprise a total of 16 pa any materials in paper form or on a small portable electronic device (such as been loaded as prescribed by the ARB's hearing procedures.	ges or images and are described in Section 4	of this affidavit. I am attaching
 The facts contained in this affidavit are true and correct, and the information correct. 	reflected in any evidentiary materials attach	ed to this affidavit are true and
Signed on this 28th day of May , 20 21		
Li day of		
Affiant Signature		
	SWORN TO AND SUBSCRIBED before me	e on the
	28th day of May	, ₂₀ 21
JEHNIFER JAMESON	28th day of May Jenrofe Linean	
Notary ID #132852796 My Commission Expires January 6, 2025	Notary Public, State of Texas	
	January 6, 2025	
	My Commission Expires	
	Jennifer Jameson	
	Notary's Printed Name	
	ar than the case Commence of the relation desiration and desiration (2) by I can (2) to 1000 to 1000 to 1000 to	Banatha wa entana a fishiga a gaadha ta ana is a far wa ta inis a nahanana a saybarna ha gaban marka.
Important Inf	formation	

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

Indicated Value	Malies Value		Value/	Comp Object Index Value	Notified Value		Effective Year	Other Feature Value	Outbuilding Value	Pool value	BoolValue	Garage Value	Land Value	Actual Area		Year Built	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN	
\$1,024,814.00	\$1 024 814 00			0	\$1,090,164		2000	\$1,527.00	\$8,085.00	\$20,000.00	\$25,000,00	\$81,822.00	\$415,200.00	4,871		2000	Good	Good	Traditional/Other	Residential Single Family	7308 JOHN MCCAIN RD	03C600A	07721064	Subject
				325	\$1,137,500		2013	\$0.00	\$10,/31.00	\$16 7E1 00	\$25.000.00	\$66,704.00	\$403,350.00	4,986	Value	2013	Good	Good	Traditional/Other	Residential Single Family	205 BANDIT TR	03C600A	41652894	Comp
							0.50%	\$1.00	01.00	\$1.00	\$1.00	\$1.00	\$1.00	\$60.00	Rate				ther	ngle Family	7			
\$1,076,491.50							(\$/3,937.50)	01,027.00	(30,000.00)	(\$8,666,00)	\$0.00	\$15,118.00	\$11,850.00	(\$6,900.00)	Adj					4				
				007	\$925,000		1997	30.00	\$0.00	\$0 00	\$25,000.00	\$39,828.00	\$372,300.00	4,066	Value	1881	Good	Good	Traditional/Otne	Residential Sing	308 WHILE DR	DSC WUTT	063/9915	October -
							0.00%	0 700	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$60.00	Rate	A STATE OF THE STA			Jiner	alligie Tallilly	200			
\$1,024,814.00							\$10,075.00	\$12.07E 00	(\$55340 00) \$0.00	\$8.085.00	\$0.00	\$41,994.00	\$42,900.00	\$48,300.00	_ Adj									STATE OF THE CONTRACT CONTRACT OF THE CONTRACT
)					1 293	20000	1307	1097	\$0.00	\$13,716.00	\$25,000.00	\$43,521.00	\$372,000.00	4,093	Value 1	1301	1087	Average	Cood Cond	Traditional/O	Basidential Single Family	6501 CHITTER RIDGE CT	0000000	05095050
2.15		2.7					0.000	0 KO%	\$1.00	\$1.00	\$1.00	\$1.00	\$1,00	\$60.00	Kate					ther	nale Family	RIDGECT		
\$944,127.00								\$50.050.00	\$1,527.00	(\$5,631.00)	\$0.00	\$38,301.00	\$43,200.00	\$46,680.00	Auj									

* Private Data

Valuation Method:

Data Source:

Residential Equity

ResEquityCompDataSource

Name:

ApplSiteId:

EPPERSON ADDITION-1-1

107721064

Page Number Page 1 of 3

Date Printed Printed By:

06/13/2021

Chandler Crouch

Valuation Method:

Residential Equity

ResEquityCompDataSource

Data Source:

Name:

107721064

Comparables Report

Valuation Date: 01/01/2021

\$1,046,389.44		\$970,743.00			\$1,026,342.75			\$1,024,814.00	Indicated Value
					a de la companya de			\$1,024,814.00	Median Value
									Value/
				10.0	The state of the s		1,239	U	Comp Object Index Value
	\$927,743			\$730,000			\$991,430	\$1,090,164	Notified Value
						1			
				1000	\$24,700.70	0.30%	CAKI	2000	Effective Year
0.50% \$74,219.44		\$18.250.00	0.50%	1995	¢27.785.75	0.50%	1005	0000	Omer Feature Value
\$1.00 (\$35,041.00)		(\$13,919.00) \$0.00	\$1.00	\$0.00	(\$38,413.00) \$0.00	\$1.00	\$0.00	\$1 577 DD	
	ALLE STREET	\$4,166.00	\$1.00	\$3,919.00	(\$13,094.00) \$3,919.00	\$1.00	\$21,179.00	\$8,085.00	Outhuilding Value
		0	\$1.00	\$0.00	\$25,000.00	\$1.00	\$0.00	\$25,000.00	Pool Value
	00.00		\$1.00	\$26,961.00	\$46,474.00	\$1.00	\$35,348.00	\$81,822.00	Garage Value
	100	(\$2,1/5,00) \$486,000.00		\$41/,3/5.00	-	\$1.00	\$489,000.00	\$415,200.00	Land Value
00.00 (57,020.00)		\$154,560.00	_	2,295	126	\$60.00	3,805	4,871	Actual Area
			кате	Value	Adj	Rate	Value		
Adl			1	1970			1983	2000	Year Built
	1984			1078		1	0000	15000	Condition
	Average			Good			Good	G00d	Quality
	Good			Good		Vale	I autional/one	Traditional/Other	Improvement Style
-2.3	Traditional/Other)ther	Traditional/Other	The second of the contract of the second of	Whor	Traditional/C	Residential strigle Family	Improvement Type
Family	Residential Single Family		ingle Family	Residential Single Family		ingle Family	Decidential Single Family	7308 JOHN WICCAIN RD	Address
The second secon	1208 HOLLY LN N	Park of the Park o	ANT RUN RD	7208 PI FASANT		OAT DD	6 ADS WESTO	USCOUUA	Neighborhood
	03C600A			030500A			04989694	07721064	PIN
	01213814			0/800067			200000		

Date Printed Printed By:

06/13/2021

Chandler Crouch

Comparables Report

Valuation Date: 01/01/2021

\$1,026,245.04		\$879,784.00		\$943,594.07			\$1,024,814.00	Median Value
							\$1,024,814,00	
								Value/
		S. C.				1,043	U	Comp Object Index Value
	3,780		26	3.026		ONO	01,000,101	Notified value
	\$533,032		\$525,000	\$52		\$1.010.001	\$1,090,164	Notified Volum
	1301	\$10,075.00	3 0.30%	\$/0,/00.0/	0.50%	1986	2000	Effective Year
#E77225076	1081					\$0.00	\$1,527.00	Other Feature Value
\$1.00 (\$37,489.00)	\$0.00			5	200		00,000.00	Outbuilding Value
\$1.00 \$8,085.00	\$0.00	\$8,085.00	00 \$1.00	\$8.085.00 \$0.00	0.000	\$0.00	\$0.00E.00	
	\$0:00	\$0.00	\$25,000.00 \$1.00	\$0.00 \$25	\$1.00 \$	\$25,000.00	\$25,000.00	Bool Value
	9.00	7.00	\$50,165.00 \$1.00	\$40,109.00 \$50	\$1.00 \$	\$41,713.00	\$81,822.00	Garage Value
	100 100 100	\$206,100.00 \$162,000.00	C	JO)	\$1.00 (\$528,000.00	\$415,200.00	Land Value
		\$89,040.00		72	0	4,662	4,871	Actual Area
5	2226	0.000	Commence of the best is confirmed as	57		Value		· · · · · · · · · · · · · · · · · · ·
Rate Adj	Value	Adi	Bate					Teat Paric
	1981		3	1993		1986	2000	Ver Built
	Average		Average	Ave		Average	Good	Condition
	Good		d	Good		Good	Good	Ouality
<u>d</u>	Cara Cital/Onici		Traditional/Other	Trac	her	Traditional/Other	Traditional/Other	Improvement Style
	Traditional/Oth		Residential Single Family	Kesi	igle Family	Residential Single Family	Residential Single Family	Improvement Type
le Family	Residential Single Family		/ 500 JUNIN MICCAIN AD	/50		7315 HIX CT	7308 JOHN MCCAIN RD	Address
HILL CT	7806 TILI MAN HILL CT	1	JEOG TOUNI MCCAIN DO	750		03C600A	03C600A	Neighborhood
	0306004		0645562	064		01213881	07721064	PIN
	03211851		TECCO	000			Control of the Contro	

* Private Data

Valuation Method:

Data Source:

Residential Equity

ResEquityCompDataSource

Name: ApplSiteId:

EPPERSON ADDITION-1-1

107721064

Page Number Page 3 of 3

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:

		D Definient
TAD's Comp #	Address	Reason Deficient
#1	6501 CUTTER RIDGE CT	 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	 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	 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

Comparables Report

Valuation Date: 01/01/2021

Value/	Comp Object Index	Sale Price	Sale Date	Effective Year	Other Feature Value	Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area		Year Built	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN	
	Value 0	\$0.00	0	2000	\$1,527.00	\$8,085.00	\$25,000.00	\$81,822.00	\$415,200.00	4,871		2000	Good	Good	Traditional/Other	Residential Single Famil	7308 JOHN MCCAIN RD	03C600A	07721064	Subject
	1,489	\$809,600.00 *-	06/28/2019	1998 0.00%	\$19,521.00 \$0.00	\$0.00 \$0.00	\$25,000.00 \$0.00	\$46,217.00 \$0.00	\$393,750.00 \$0.00	4,861 \$60.00	Value Rate	1998	Good	Good	Traditional/Other	MANAGE		间隔线	06606245	Comp 1
				\$8,096.00	(\$17,994.00)	\$8,085.00	\$0.00	\$35,605.00	\$21,450.00	\$600.00	Adj									
	1,854	\$770,000.00*	08/06/2020	1999 0.00%			\$25,000.00 \$0:00	\$47,727.00 \$0.00			ValueRate	1999	Average	Good	Traditional/Other	Residential Single Facility	131 / VILLAGE GREEN DI		06830234	Comp 2
			And the second s	\$3,850.00	\$1,527.00	\$8,085.00	\$0.00	\$34,095.00	(\$11,8/2.00)	\$27,300.00	Adj							10		
4	2,544	\$755,000.00 *	08/05/2020	2000	\$0.00	\$0.00	\$25,000.00	\$56,442.00	\$250,000.00	5,584	Value	2000	Good	6000	Traditional/Ott	Traditional (Oth	Posidential Sin	200 COMPTON	0/694113	Comp 3
											100				iei	Sign and the sign	die Eamily	ICT		
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* Private Data

Data Source: Valuation Method:

Residential Sales

ResSalesCompDataSource

Name:

ApplSiteId:

EPPERSON ADDITION-1-1 107721064

Printed By: **Date Printed**

06/13/2021 Chandler Crouch

Comparables Report

Valuation Date: 01/01/2021

Indicated Value	178	Value/	Comp Object Index Value	Sale Price	Sale Date	200	Effective Year	Other Feature Value		Outbuilding Value	Pool Value	Garage Value	Land Value	Actual Area			Year Built	Condition	Quality	Improvement Style	Improvement Type	Address	Neighborhood	PIN		
\$914,476.00			0	00:00	\$0.00	0	2000	ý1,027.00	61 F27 OO	\$8,085.00	\$25,000.00	\$81,822.00	\$415,200.00	4,871	4074		2000	Good	Good	Traditional/Other	Residential Single Family	7308 JOHN MCCAIN KU	03C600A	0//21064	0304004	Subject
\$940,260.00	· 我们是是自己的人们的人们的人们的人们的人们们们们们们们们们们们们们们们们们们们们们们们们		2,885	DESTRUCTION OF THE PROPERTY OF	\$713,000,00*	04/27/2020		0.00%	\$0.00 \$0.00 \$1,527.00	Charles of the		4.00 \$0.00	\$0.00	000.00	A 5A1 \$60.00 \$19.800.00	Value Rate Adj	1998	Good	Good	Traditional/Other	Residential Single Family	3440 CREEN NO	USCOULA CARCONETE DO	07000250	0706038	Comp 4
0 \$1,025,903.00			0,000	3 757	\$815,000.00*	06/05/2020		0.00% (\$32,600.00)	\$0.00 \$0.00 \$1,527.00	\$0.00	30.00	\$0.00	\$51,201,000 \$61,000 \$0,000	\$218750.00 \$0.00	4,757 \$60.00 \$6,840.00	Value Rate Adj	2008	Good	GOOD	raditional/Other	Residential birdic carring		508 HAVERHII IN	0.0500	40347575	Comp 5
\$1,028,268.00				3,298	\$790,000.00 *	09/24/2019		2005 0.00% (\$19,750.00)		00.00	00.00		- 8	\$218,750.00 \$0.00 \$196,450.00	4,569 \$60.00 \$18,120.00	Value kate AdJ		2005	Cood	Good Care	Traditional/Other	Residential Single Family	532 HAVERHILL LN	0305001	40347516	Comp 6

^{*} Private Data

Valuation Method:

Data Source:

Residential Sales

ResSalesCompDataSource

Name:

ApplSiteId:

EPPERSON ADDITION-1-1

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:	response Machine Communication Communication		\$31812

Repair & Cosmetic Issue Total: \$31812

The same of the latest owners where the same of the latest owners where the same of the latest owners where the latest owners	elactional trans said, or maken even byte of magnetic maken in magnetic measurement and the second of the second o	Aumonzed Signature
Date of Acceptance	Acceptance Signature	Lated Clareton
	Annales en mar et de la lei le le le management de personant en personant de la manuel de la lei le	specifications will incurr in extra costs
	To be the second of the second	All WORK to be completion in a working manner accounts to the property of the
	ars. Any alteration or deviation from the above	and the state of t
And the second s	And the second control of the second control	A CONTRACTOR OF THE PROPERTY O
(the desiration of the state o	ordance with the above specifications, for the total to be paid as follows:	We hereby pomose to furnish labor and materials to complete the job in accordance with the above specifications, for the total to be paid as follows:
		TOTAL
\$15,544		
	White production is the state of the state o	Sample and the second s
The second description of the second country	The second secon	Repair ceiling cracks and paint ceiling
The second secon	\$3,750	Master bedroom and bathroom
And the second s	to improve any major and individual special property and the special s	Repair ceiling crack and paint all ceiling
	\$1,850	Kitchen and living room
And the same of th	U amen James and an individual state of the control	Repair three cracks paint walls where cracks were repaired
		Guest Apt
	amende and the property of the second section of the section of the second section of the section of the second section of the section of t	Paint entire garage
the state of the s	Pant celling enterice	Repair drywall ceiling hole
	\$3,584 Kepalyceling and wall clauses (around 7)	Garage No 2
	Rem House shall proce Joseph A)	Paint entire garage
\$1,300	Paint enure galage	Repair all ceiling and walls cracks (around 10)
	\$4,530 Rent house garage	Main garage
\$4.600	A CONTRACTOR OF THE PROPERTY O	
PRICE		STEP 1; Job Specifications:
	Culie Wille, IA, Page-	
The state of the s	College of the Action Page 1	Repair cracks, garage and bedrroms painting
5/8/21	CITY, SIRIE, CIT	
DATE	01/-2/1/2010	Larry Epperson
The second secon	HOME PHONE	PROPOSAL SUBMMITED FOR
The state of the s		
	N.H.H. IX, 19180	1 Year Warranty
	8204 Irish dr	DFW REMODELING
		The state of the s

\$12,644.00

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



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

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

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

Description of Work

1-repair 2-recon 3-install	busted pipes on water nect icemaker line and new kitchen island fau	r line (4) I diagnose icet				
Task # SP200 SP311 SP200	Description Repair broken water lin Tech will need to diagno will be to repair/replace New faucet purchase an	osis issue to verify what t e.	ne problem is, and what the pricing	Quantity 4.00 1.00	Your Price \$400.00 \$75.00 \$350.00	Your Total \$1,600.00 \$75.00 \$350.00
Paid O 2/24/26	n	Type Visa	Memo	Amount \$2,025.00		
60/60-5/60	V 45 1			Pot	ential Savin	gs \$0.00
					-Total	\$2,025.00 \$0.00
					al Due ment	\$2,025.00 \$2,025.00
				Bal	ance Due	\$0.00
		Thank you	for choosing Schrader Plumbing LLC	A and the		

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.

DR Epo

2/24/2021



Thanks for your payment

\$0.00 due

Job Summary

PU



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

\$3.30

https://client.housecallpro.com/pay_invoice/a2d6f0089383c2...3169252276a2becf4a4861ca9d71c0a5b40c2a68b350a19f8cd

^11830 3/11/21, 9:11 AM Page 1 of 2



Thanks for your payment

\$0.00 due

Job Summary

PU



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

^291.50

https://client.housecallpro.com/pay_involce/de5a78320d711...b9fa4076d48efa8e1ce5567250838af1bfa9d346bc1138763ef

3/15/21, 10:23 AM Page 1 of 2

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

