

Complaint # _____

Tracking Number TRACK0123514

Received 10/5/2021 3:19:34 PM

Division Property Tax Consultants

Complainant

Complainant Randall C. Armstrong

email **ramstrong@tad.org**

Company Tarrant Appraisal District

Address 2500, Handley-Ederville Rd.

City/State/Zip Fort Worth, TX 76118

Willing to testify at hearing: **Yes**

Work Ph

Home Ph

Mobile Ph

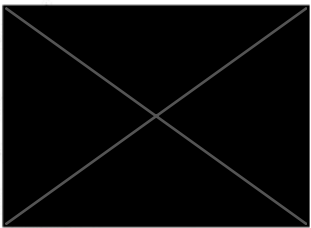
FAX


Respondent


Respondent Chandler Crouch

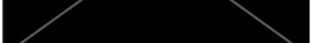
email

Company/Facility Chandler Crouch Realtors

Physical Address 

City/State/Zip 

Mailing Address 

City/State/Zip 

ID/License No 12363

Work Ph 

Mobile Ph

FAX

10-06-2021 07:49:12

On-Line (Web) Complaints

Tracking Number TRACK0123514

Explanation

October 5, 2021

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

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

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

Page 1

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 TexReg487)

(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



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.**

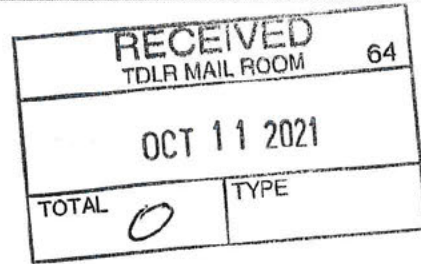
Type of Complaint: Property Tax Consultant

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 # - [REDACTED] 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: [REDACTED]
City/State/Zip: [REDACTED]
Mailing Address: [REDACTED]
City/State/Zip: [REDACTED]
Office Phone: [REDACTED] Fax: Mobile Phone:
E-mail: License or Registration #: 12363



INITIAL AUSTIN

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 [REDACTED], 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 t [Enter Another Complaint] [Print] [Exit] McCain Rd. (See Attached Appointment of Agent Form). In this hearing the CAD representative presented recent sales in the subject neighborhood with an indicated market value of \$1,123,844 (See attached CAD Comparables Report). In the TARB hearing Mr. Crouch, the Property Tax Consultant, testified under oath that the "market value" of the property was \$882,000. (See attached TARB worksheet) He never once disclosed the fact that the home was currently listed for sale for \$2,530,000 by Mr. Crouch, the Realtor, during his sworn testimony before the TARB (See attached Facebook listing). This is at best a misrepresentation of the truth and at worst, unethical and certainly lacks transparency on his part. One of the basic principles of the National Association of Realtors Code of Ethics is: "avoid exaggeration, misrepresentation, and concealment of pertinent facts" (See attached Basic Principles of the NAR Code of Ethics). In the TARB hearing Mr. Crouch did present misleading testimony that 7308 John McCain Rd. suffered \$31,812 of "water damage" as his justification for requesting a value reduction to \$882,000 from the 2021 CAD notified value of \$1,090,164 (See attached Property Value Notice) for a property worth more than \$2,000,000. This alleged water damage he presented as justification for a value reduction to the TARB is not listed in the seller's disclosure document that as the listing broker, Mr. Crouch had privy to during the June 2021 TARB hearing. It is also my opinion that any Privacy and Security Policy from accessibility, the property owner, make a title to the January 1, 2021 assessment date and should not have been presented or Compact with Texas, Report Suspected Fraud, Waste or Abuse in Texas, our Statewide Search those instead to mislead the TARB panel that the water Texas Homeland Security, Texas Transparency, Texas Veterans Affairs Contact TDLR to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax industry as a whole. As the Registered Property Tax Consultant for 20,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The property at 7308 John McCain is only one example of the mockery of the current tax system he continues to make at the expense of other taxpayers in Tarrant County. There are many other misrepresentations of properties that he serves as both the tax agent and the commissioned broker that will also be disclosed as needed. Factors for Consideration: Seriousness Misrepresentations of fact in TARB hearings to achieve

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

October 5, 2021

Property – 7308 John McCain Rd.

CAD account # [REDACTED]

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Respectfully,

Randy Armstrong

Director of Residential Appraisal

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



Chandler Crouch Realtors

14h · 🌐

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

Now at \$2,530,000!!! 🌐



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

NOW AT

\$2,530,000

PRICE REDUCTION!

7308 John McCain Rd Colleyville, TX 76034

Appointment of Agent for Property Tax Matters

This form is for use by a property owner in designating a lessee or other person to act as the owner's agent in property tax matters. You should read all applicable law and rules carefully, including Tax Code Section 1.111 and Comptroller Rule 9.3044. This designation will not take effect until filed with the appropriate appraisal district. Once effective, this designation will be in effect until the earlier of (1) the expiration date, if any, designated by the owner or the owner's designated agent, or (2) the expiration date, if any, designated by the appraisal district or other local taxing units for free information. In some cases, you may want to contact your appraisal district or other local taxing units for free information before designating an agent.



Tarrant

Appraisal District Name

Date Received

STEP 1: Owner's Name and Address

LARRY ETAL ANN R EPPERSON

Name

Telephone Number (include area code)

7308 JOHN MCCAIN ROAD

Address

COLLEYVILLE, Texas 76034

City, State, Zip Code

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

(check one)

all property listed for me at the above address

the property(ies) listed below:

Appraisal District Account Number: [Redacted] Physical or Situs Address of Property: 7308 JOHN MCCAIN ROAD, COLLEYVILLE, Texas 76034

Legal Description

Appraisal District Account Number Physical or Situs Address of Property

Legal Description

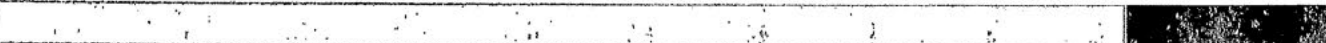
Appraisal District Account Number Physical or Situs Address of Property

Legal Description

ENTERED
MAY 21 2020
RM

RECEIVED
5/15/2020
EMAIL

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



Texas Comptroller of Public Accounts

Form 50-162

STEP 3: Identify the Agent:

Chandler Crouch Lic # 11730

Name

Telephone Number (include area 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):

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

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

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

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

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

Date Agent's Authority Ends N/A

STEP 6: Identification, Signature and Date:

Ann R Epperson

5/12/2020

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

LARRY ETAL ANN R EPPERSON

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

The individual signing this form is (check one):

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

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

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

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

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



2021 PROPERTY VALUE NOTICE

04-15-2021

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

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

★ ACCOUNT NUMBER: [REDACTED] ★

11730
CHANDLER CROUCH
LARRY ETAL ANN R EPPERSON

Property Description and Address
EPPERSON ADDITION BLOCK 1 LOT 1
7308 JOHN MCCAIN RD

Duplicate of Original



MAY 17, 2021
IS YOUR PROTEST DEADLINE

Table with 4 main columns: 2020 Market Value, For Questions Please Call, 2021 Market Value, 2021 Appraised Value, and Messages. Includes sub-rows for Appraised Value, Taxable Value, and Taxing Units.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials." NOTE: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes.

Table with 5 columns: 2020 Exemptions Granted Amounts, COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY. Row: Homestead, 25,000.

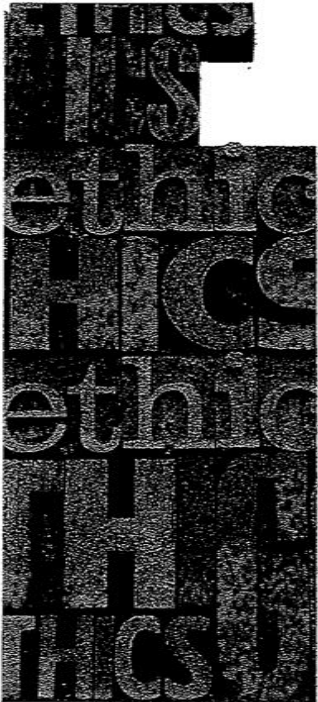
Table with 5 columns: 2021 Exemptions Granted Amounts, COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY. Row: Homestead, 25,000.

Table with 5 columns: Exemptions Cancelled/Reduced, COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY.

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

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

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



BASIC PRINCIPLES OF THE NAR CODE OF ETHICS

1. Protect and promote your client's interests, but be honest with all parties.
2. Avoid exaggeration, misrepresentation, and concealment of pertinent facts. Do not reveal facts that are confidential under the scope of your agency relationship.
3. Cooperate with other real estate professionals to advance your client's best interests.
4. When buying or selling, make your position in the transaction or interest known.
5. Disclose present or contemplated interest in any property to all parties.
6. Avoid side deals without your client's informed consent.
7. Accept compensation from only one party, except with full disclosure and informed consent.
8. Keep the funds of clients and customers in escrow.
9. Assure, whenever possible, that transactional details are in writing.
10. Provide equal service to all clients and customers.
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)

 **TEXAS REALTORS**

Date: 6/14/2021

Scheduled Time: 8:00 AM

Panel: P Seq: 96

Acct#

[Redacted]

Dept. Code: Residential

1

Check In Time:

Value/Decision by Participant

CHAIRPERSON	Johnson, P	900,000
PANEL MEMBER	Marshall, D	1,090,000
PANEL MEMBER	Johnson, C	900,000
TAD REP		
TAD REP	Couch, C	1,090,000
OWNER / AGENT		
OWNER / AGENT	Couch, C	888,000
PANEL DECISION		900,000

Case#

21-176271

Prop. Class: A

Situs Address

7308 JOHN MCCAIN RD

AIN: 12859H--1--1

City, Zip Code

COLLEYVILLE 76034

Owner

EPPELSON LARRY ETAL ANN R

FID

Authorized Agent

CHANDLER CROUCH

No FID

Filing Party

CHANDLER CROUCH

Atty

ARB Mail Address

[Redacted]

City, State and Zip

MARKET VALUE \$1,090,164

PROTEST ISSUE 1) Incorrect appraised (market) value

PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN #	[Redacted]	ASN Notified Value	\$2,180,328
Accounts in ASN		# of Accts In ASN	1

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

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

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

X _____

OR

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

X _____

Comments, Additional Participant Names

D. - Report created, 3,108, adj, not made. Date is when I provided the report. Property would represent the neighbor's \$31,812

TGM

JUN 17 2021

Ref # 420 77590

Tarrant Appraisal District

ver(12/17/19) Chairperson Control Sheet



Check In Time: 1.00 self

TAD REP	
TAD REP	

Case# 21-176271
 Situs Address 7308 JOHN MCCAIN RD
 City, Zip Code COLLEYVILLE 76034
 Owner EPPERSON LARRY ETAL ANN R
 Authorized Agent CHANDLER CROUCH
 Filing Party CHANDLER CROUCH

FID
 No FID
 Atty

Land Value
 Improvement Value or BPP
 Total Value of TARB Determination \$ 900,000

Appraiser Review

ARB Mail Address [REDACTED]
 City, State and Zip [REDACTED]
 Legal Descr EPPERSON ADDITION Block 1 Lot 1
 Neighborhood Code 3C600A

MARKET VALUE \$1,090,164
 PROTEST ISSUE 1) Incorrect appraised (market) value
 PROTEST YEAR 2021

APPRAISAL SITE NUMBER		
ASN # [REDACTED]	ASN Notified Value	\$2,180,328
Accounts in ASN	# of Accts in ASN	1
07721064		

District Comments 882,000 / 1,090,000

ver(12/17/19) TAD Appraiser Control Sheet (ACS)

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: [REDACTED]

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

CAD.Account#: [REDACTED]
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		8204 Irish dr	
1 Year Warranty		N.R.H. Tx, 76180	
PROPOSAL SUBMITTED FOR		HOME PHONE	
Larry Epperon		817-371-2043	
Repair cracks, garage and bedroom painting		CITY, STATE, ZIP	DATE
		7308 John Mcain	5/8/21
		Coheyville, tx, 78034	
STEP 1: Job Specifications:			PRICE
Main garage	\$4,830	Rest house garage	\$1,000
Repair all ceiling and wall cracks (around 10)		Paint entire garage	
Paint entire garage		Rest house entrance	\$1,300
Garage No 2	\$3,894	Repair ceiling and wall cracks (around 4)	
Repair drywall ceiling hole		Paint ceiling entrance	
Paint entire garage			
Guest Apt.	\$820		
Repair three cracks paint walls where cracks were repaired			
Kitchen and living room	\$1,060		
Repair ceiling crack and paint all ceiling			
Master bedroom and bathroom	\$1,780		
Repair ceiling cracks and paint ceiling			
TOTAL			\$15,544
We hereby propose to furnish labor and materials to complete the job in accordance with the above specifications, for the total to be paid as follows:			
All work to be completed in a workmanlike manner according to practice standards. Any alteration or deviation from the above specifications will incur in extra costs			
Authorized Signature		Acceptance Signature	Date of Acceptance

-\$12,644.00

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



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

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

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

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

Description of Work

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

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

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

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

Thank you for choosing Schrader Plumbing LLC

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

2/24/2021

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

2/24/2021

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

2/24/2021



Thanks for your payment

\$0.00 due

Job Summary



7308 John McCain Rd
Colleyville, TX 76034

Invoice #: 25852
Service Date: Mar 11, 2021

Services

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



Thanks for your payment

\$0.00 due

Job Summary



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Market Value Attached Statement of Facts and Evidentiary Materials

Account #: [REDACTED]

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

SUMMARY OF OWNER EVIDENCE:

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

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

REBUTTAL OF TAD's EVIDENCE:

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

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

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
CLEANING	163.44		163.44
CONTENT MANIPULATION	150.59		150.59
GENERAL DEMOLITION	257.91		257.91
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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#: [REDACTED]
Address: 7308 JOHN MCCAIN RD
Date Report Generated: Jun 11 2021
Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below



Property Owner's Affidavit of Evidence

Form 50-283

Tax Year **2021**

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: 

Contact agent at: 

Phone Number (area code and number)

Email Address*

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

SECTION 2: Property Description

7308 JOHN MCCAIN RD

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

If no street address, provide legal description.

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

SECTION 3: Reasons for Protest

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

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

SECTION 4: Evidence

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

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

SECTION 5: Statement of Facts or Arguments

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

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

SECTION 6: Hearing Type

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

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

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

SECTION 7: Name and Signature

State of Texas
County of Tarrant

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

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

Signed on this 28th day of May, 20 21

Chandler Crouch

Affiant Signature

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

Jennifer Jameson

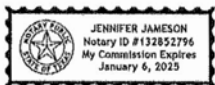
Notary Public, State of Texas

January 6, 2025

My Commission Expires

Jennifer Jameson

Notary's Printed Name



Important Information

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

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

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

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

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account # [REDACTED]

Property Address: 7308 JOHN MCCAIN RD

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Tax Protest Photo Addendum of Issues Affecting Market Value

CAD Account# [REDACTED]

Address: 7308 JOHN MCCAIN RD

Date Report Generated: Jun 11 2021

Agent#: 11730

Repair Issue: Burst Pipe Damage Photos Costs Below



TARRANT APPRAISAL DIST
C/O RANDY ARMSTRONG
2500 HANDLEY-EDERVILL
FORT WORTH, TX 76118



7009 3410 0001 2279 6175

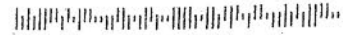
POSTAGE
FIRST-CLASS MAIL
\$006.71
ZIP 78118

TDLR ENFORCEMENT DIVISION
P.O. Box 12157
AUSTIN, TX 78711

RECEIVED
TDLR MAIL ROOM 64
OCT 11 2021
TOTAL TYPE

RECEIVED
TDLR ENFORCEMENT
OCT 12 2021

INITIAL AUSTIN



Complaint # _____

Tracking Number TRACK0124004
Received 10/19/2021 3:05:59 PM

Division Property Tax Consultants

Complainant

Complainant Randall C. Armstrong

email **rarmstrong@tad.org**

Company Tarrant Appraisal District

Address 2500, Handley-Ederville Rd.

City/State/Zip Fort Worth, TX 76118

Willing to testify at hearing: **Yes**

Work Ph

Home Ph

Mobile Ph

FAX

Respondent

Respondent Chandler Crouch

email

Company/Facility Chandler Crouch Realtors

Physical Address 

City/State/Zip

Mailing Address

City/State/Zip

ID/License No 12363

Work Ph 

Mobile Ph

FAX

10-20-2021 08:00:55

On-Line (Web) Complaints

Tracking Number TRACK0124004

Explanation

October 19, 2021

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

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

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

9644 Ben Hogan Ln – Account # [REDACTED]

7615 Watercrest Ln – Account # [REDACTED]

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

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 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 brokera



TEXAS DEPARTMENT OF LICENSING & REGULATION

COMPLAINT FORM

RECEIVED	
TELEMAIL ROOM 63	
OCT 22 2021	
TOTAL	TYPE

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

RECEIVED
TDLR ENFORCEMENT

OCT 22 2021

INITIAL AUSTIN

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

Name: Chandler Crouch
 Company Name: Chandler Crouch Realtors
 Physical Address: [Redacted]
 City/State/Zip: [Redacted]
 Mailing Address: [Redacted]
 City/State/Zip: [Redacted]
 Office Phone: [Redacted] Fax: Mobile Phone:
 E-mail: License or Registration #: 12363

D. EXPLANATION: Describe your complaint in detail.

Tax Consultant (TDLR # 12363), through his misrepresentation of facts and abuse of his dual positions as both a Property Tax Consultant and a Licensed Texas Realtor/Broker continues to intentionally mislead Tarrant County taxpayers and members of the Tarrant Appraisal Review Board (TARB) with his testimony in 2021 "market value" protest hearings. As authorized agent, Mr. Crouch has filed 22,056 +- protests for Tarrant County property owners in 2021. Of these 22,056 +- accounts he protested, he has appeared in person to present evidence before the TARB for only approximately 720 properties. For the remaining 21,326 +- properties, Mr. Crouch has filed sworn affidavits containing more than District (TAD) to process and image. Most of the affidavits submitted by Mr. Crouch contain false testimony accusing TAD of "violating Uniform Standard of Professional Appraisal Practice (USPAP) standards". Mr. Crouch's only intent is to discredit TAD staff and TAD evidence hoping to mislead and confuse the TARB into accepting his opinion of value that is usually well below the current market value of the property. As proof of his false statements of TAD violating USPAP standards, I will provide a small sample of the affidavits for two property records that Mr. Crouch presented to the TARB in 2021 as examples of these inflammatory and false accusations. There are literally thousands of other examples that can be provided if requested. 9644 Ben Hogan Ln – Account # [Redacted] 7615 Watercrest Ln – Account # [Redacted] The Facts The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. Promotion and preservation of the public's trust is an integral part in appraisal practice and an appraiser has an obligation not to misrepresent his or her role when providing valuation services that are outside appraisal practice. TAD is in fact in full compliance with USPAP Standard 5 & 6 that is universally identified as the mass appraisal standards rule and is also in complete compliance with requirements of the Property Tax Code as well. Should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Practice (USPAP) standards"? Mr. Crouch's only intent is to discredit TAD staff and TAD evidence hoping to mislead and confuse the TARB into accepting his opinion of value that is usually well below the current market value of the property. As proof of his false statements of TAD violating USPAP standards, I will provide a small sample of the affidavits for two property records that Mr. Crouch presented to the TARB in 2021 as examples of these inflammatory and false accusations. There are literally thousands of other examples that can be provided if requested. 9644 Ben Hogan Ln – Account # [Redacted] 7615 Watercrest Ln – Account # [Redacted] The Facts The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. Promotion and preservation of the public's trust is an integral part in appraisal practice and an appraiser has an obligation not to misrepresent his or her role when providing valuation services that are outside appraisal practice. TAD is in fact in full compliance with USPAP Standard 5 & 6 that is universally identified as the mass appraisal standards rule and is also in complete compliance with requirements of the Property Tax Code as well. Should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Practice (USPAP) standards"? USPAP Standard Rule 5-4 requires the development of models that are essential to credible mass appraisal results as well as the use of recognized techniques for calibrating mass appraisal models. (Refer to 2020 Mass Appraisal Report, Page 14 to 24) Again, should Mr. Crouch be allowed to advertise that TAD is "violating Uniform Standard of Professional Appraisal Practice (USPAP) standards"? TAD's Biennial 2019-2020 Reappraisal was

Privacy and Security Policy | Accessibility | Form Request | Client Link | Section 6.05(i) PTC, is the requirement that all appraisal districts must develop a Compact with Texas and Report on Suspected Fraud, USPAP or Absent Taxpayer, Statewide Search, and Statewide Search District's scope of work for a mass appraisal assignment. To Texas Homeland Security | Texas Transfer generally Texas Veterans Portal | Get this: TDLR

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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

rarmsstrong@tad.org

817-595-6088

Attachments:

2021 Property Value Notice – 9644 Ben Hogan Ln - [REDACTED]

2021 Property Value Notice – 7615 Watercrest Ln - [REDACTED]

2021 Property Owner's Affidavit of Evidence – 9644 Ben Hogan Ln. - [REDACTED]

2021 Property Owner's Affidavit of Evidence – [REDACTED] – 7615 Watercrest Ln.

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

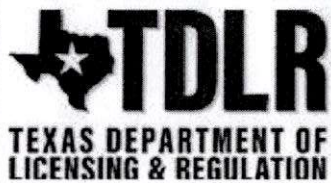
2020 Mass Appraisal Report – Tarrant Appraisal District

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](#)

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

4 Records Found

License#	Exp Date	Name	City	Zip	County	Phone
ACTech(C) - 12363	04/09/2022	MCREYNOLDS, JASON L			WILSON	
TACLB00012363E	07/17/2022	MOLAVI, ABDEE (ABDEE'S APPLIANCE & A/C COMPANY)			TARRANT	
JE - 12363	07/05/2021 ^{Expired}	DAVILA, MARK S			BEXAR	
PTC - 12363	06/26/2023	CROUCH, CHANDLER BARNARD			TARRANT	

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

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

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

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

BASIC PRINCIPLES OF THE NAR CODE OF ETHICS

1. Protect and promote your client's interests, but be honest with all parties.
2. Avoid exaggeration, misrepresentation, and concealment of pertinent facts. Do not reveal facts that are confidential under the scope of your agency relationship.
3. Cooperate with other real estate professionals to advance your client's best interests.
4. When buying or selling, make your position in the transaction or interest known.
5. Disclose present or contemplated interest in any property to all parties.
6. Avoid side deals without your client's informed consent.
7. Accept compensation from only one party, except with full disclosure and informed consent.
8. Keep the funds of clients and customers in escrow.
9. Assure, whenever possible, that transactional details are in writing.
10. Provide equal service to all clients and customers.
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)

 TEXAS REALTORS



2021 PROPERTY VALUE NOTICE

04-15-2021

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

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

★ ACCOUNT NUMBER: [REDACTED] ★

11730
CHANDLER CROUCH
ANJONETTE COLVIN

Duplicate of Original

Property Description and Address
HERITAGE ADDITION-FORT WORTH BLOCK 100 LOT 22
9644 BEN HOGAN LN



MAY 17, 2021
IS YOUR PROTEST DEADLINE

Table with 5 columns: 2020 Market Value, For Questions Please Call, 2021 Market Value, 2021 Appraised Value, Messages. Includes taxable value breakdown by taxing unit and market value change information.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials." NOTE: Tarrant Appraisal District determines property values, it does NOT set tax rates or bill and collect taxes.

Table: 2020 Exemptions Granted Amounts. Columns: COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY. Row: Homestead (25,000, 90,748)

Table: 2021 Exemptions Granted Amounts. Columns: COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY. Row: Homestead (25,000, 90,603)

Table: Exemptions Cancelled/Reduced. Columns: COUNTY HOSPITAL, COLLEGE, SCHOOL, CITY. Row: 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.



2021 PROPERTY VALUE INFORMATION
THIS IS NOT A TAX CODE 25.19 NOTICE*

03-13-2021

★ Account Number: [REDACTED] ★

SUSAN M NUSSELL
MARK J NUSSELL

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

May 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value 393,557	For Questions Please Call: Value 817-284-3925	2021 Market Value 70,000 LAND	2021 Appraised Value	Messages Percent Market Value Change from 2016 is 9%
2020 Appraised Value 393,557	Address 817-284-4063	323,557 IMPR		
	Exemptions 817-284-4063	393,557 TOTAL	393,557 TOTAL	
2020 Taxable Value	Taxing Units		2021 Taxable Value	
393,557	TARRANT COUNTY		393,557	
393,557	TARRANT COUNTY HOSPITAL		393,557	
393,557	TARRANT COUNTY COLLEGE		393,557	
368,557	MANSFIELD ISD		368,557	
354,201	CITY OF GRAND 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 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
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Homestead				25,000	39,356			
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2021 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
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Homestead				25,000	39,356			
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Exemptions Cancelled/Reduced	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
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**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.*

RAISAL DISTRICT
TRONG
EDERVILLE RD.
TX 76116



7009 3410 0001 2279 6182

quadrant PRIORITY MAIL
10/19/2021
US POSTAGE \$013.90⁰⁰



ZIP 76118
041M12254035

RECEIVED
TDLR ENFORCEMENT
OCT 22 2021

INITIAL AUSTIN

RECEIVED TDLR MAIL ROOM	
OCT 22 2021	
TOTAL	TYPE

TDLR ENFORCEMENT DIVISION
P.O. BOX 12157
AUSTIN, TX 78711

Complaint # _____

Tracking Number TRACK0124267

Received 10/26/2021 11:08:40 AM

Division Property Tax Consultants

Complainant

Complainant Randall C. Armstrong

email rarmstrong@tad.org

Company Tarrant Appraisal District

Address 2500, Handley-Ederville Rd.

City/State/Zip Fort Worth, TX 76118

Willing to testify at hearing: **Yes**

Work Ph

Home Ph

Mobile Ph

FAX

Respondent

Respondent Chandler Crouch

email

Company/Facility

Physical Address

City/State/Zip

Mailing Address

City/State/Zip

ID/License No 12363

Work Ph

Mobile Ph

FAX

10-27-2021 07:51:05

On-Line (Web) Complaints

Tracking Number TRACK0124267

Explanation

October 26, 2021

Property – 11913 Bexley Dr.

CAD account # - [REDACTED]

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 [REDACTED], 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.

Page 1

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.

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(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

ramstrong@tad.org

817-595-6088 Page 2

Complaint # _____

Tracking Number TRACK0126372

Received 12/22/2021 11:36:40 AM

Division Property Tax Consultants

Complainant

Complainant Randall C Armstrong

email rarmstrong@tad.org

Company Tarrant CAD

Address 2500 Handley-Ederville Rd.

City/State/Zip Fort Worth, TX 76118

Willing to testify at hearing: **Yes**

Work Ph

Home Ph

Mobile Ph

FAX

Respondent

Respondent Chandler Crouch

email

Company/Facility Chandler Crouch Realtors

Physical Address

City/State/Zip

Mailing Address

City/State/Zip

ID/License No

Work Ph

Mobile Ph

FAX

12-27-2021 08:29:20

On-Line (Web) Complaints

Tracking Number TRACK0126372

Explanation

December 22, 2021

Property - [REDACTED]

CAD account # - [REDACTED]

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 [REDACTED] (CAD account number [REDACTED]) 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 [REDACTED] 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 [REDACTED] 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 [REDACTED] 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.

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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: ramstrong@tad.org

December 22, 2021 Property - 4648 Timken Tr. CAD account # [REDACTED] 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: [REDACTED]

City/State/Zip: [REDACTED]

Mailing Address: [REDACTED]

City/State/Zip: [REDACTED]

Office Phone: [REDACTED]

Fax: Mobile Phone:

E-mail: [REDACTED]

License or Registration #:

RECEIVED	
TDLR MAIL ROOM	52
DEC 29 2021	
TOTAL	TYPE

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 [REDACTED] (CAD account number [REDACTED] in Fort Worth Texas. Mr. Crouch submitted a false affidavit of evidence on May 28, 2021, falsifying the owner of the property as W.P. Johnson. (1. - See attached Property Owner's Affidavit. [Enter Another Complaint](#) [Print](#) [Exit](#) his Property Tax Consultant, Chandler Crouch, on 04/28/2021 for \$256,000. The fact that the property had recently sold to Mr. Crouch was not disclosed by Mr. Crouch in the sworn affidavit he submitted to the TARB. (2. - See attached Trulla 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 [REDACTED] 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 [REDACTED] 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 [Privacy and Security Policy](#) [Accessibility](#) [Open Records Policy](#) [Link Policy](#) [Compact with Texas](#) [Report Suspected Fraud](#) [Waivers Abuse](#) [Taxpayer's Statewide Search](#) [Texas Homeland Security](#) [Texas Transparency](#) [Texas Veterans Portal](#) [Contact TDLR](#) home on 04/28/2021 for \$256,000 (emphasis added). This certainly lacks transparency on his part (6. - See attached General Warranty Deed). As the facts are brought to light on this situation Mr. Crouch will bring shame to the Texas Association of Property Tax Consultants, Texas Department of Licensing and Regulation, Institute for Professionals in Taxation and the Texas Property Tax Industry as a whole. As the Registered Property Tax Consultant for 22,000 plus property owners in Tarrant County, Mr. Crouch files thousands of protests annually that he cannot possibly responsibly and properly represent. The market value protest he filed for the property located at [REDACTED] 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 – [REDACTED]

December 21, 2021

Property – [REDACTED]

CAD account # - [REDACTED]

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

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Factors for Consideration:

Seriousness

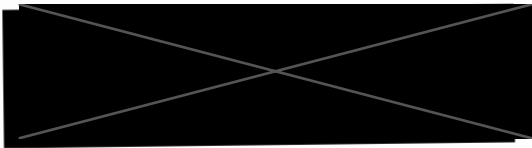
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Respectfully,







Randy Armstrong, Director of Residential Appraisal

Tarrant Appraisal District

rarmsstrong@tad.org

817-595-6088

Attachments:

1. Chandler Crouch Affidavit of Evidence (Form 50-283) - 
2. Trulia Sales Information - 
3. Chandler Crouch Appointment of Agent Form (Form50-162) - 
4. CAD Comparables Report – Residential Sales
5. CAD TARB Worksheet - TARB Hearing - 
6. General Warranty Deed - 
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 - 
10. Tax Code – 23.01 (a)

Property Owner's Affidavit of Evidence

Form 50-283

Tax Year **2021**

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

JOHNSON, W P (Agent Chandler Crouch #11730)

Name of Property Owner or Lessee

Mailing Address, City, State, Zip Code

Contact agent at

Contact agent at:

Phone Number (area code and number)

Email Address*

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

SECTION 2: Property Description

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

If no street address, provide legal description.

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

SECTION 3: Reasons for Protest

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

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

SECTION 4: Evidence

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

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

SECTION 5: Statement of Facts or Arguments

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

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

SECTION 6: Hearing Type

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

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

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

SECTION 7: Name and Signature

State of Texas

County of **Tarrant**

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

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

Signed on this 28th day of May, 20 21

Ci

Affiant Signature

SWORN TO AND SUBSCRIBED before me on the

28th day of May, 20 21

Jennifer Jameson

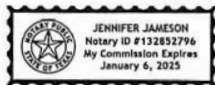
Notary Public, State of Texas

January 6, 2025

My Commission Expires

Jennifer Jameson

Notary's Printed Name



Important Information

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

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

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

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

Market Value Attached Statement of Facts and Evidentiary Materials

Account #: [REDACTED]

Property Address [REDACTED]

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**

Unequal Value Attached Statement of Facts and Evidentiary Materials

Account #: [REDACTED]

Property Address [REDACTED]

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



2

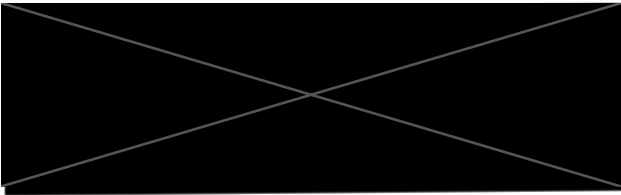
< Fort Worth

trulia



SOLD APR 28, 2021

30



4 Beds

2 Baths

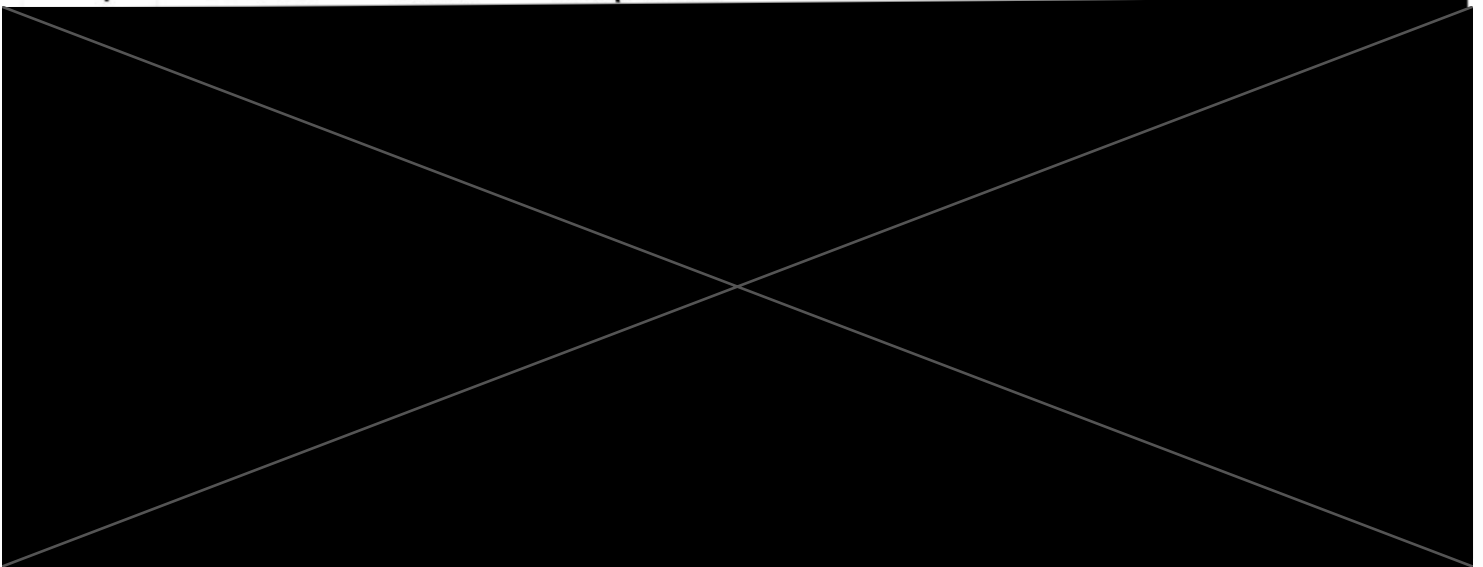
Local Information

Map

Schools

Crime

Shop & Eat

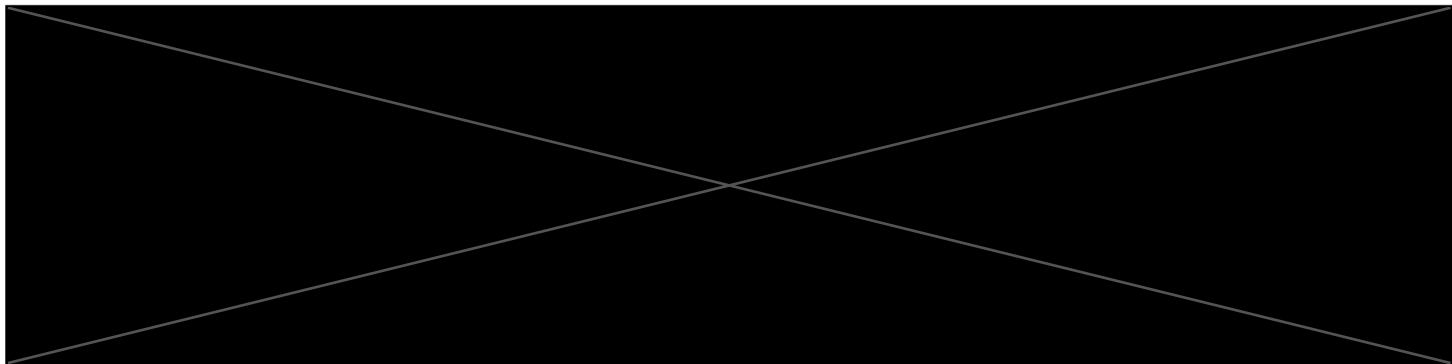


New Local Information



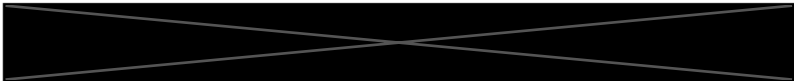
Get faster access to local insights and see your commute to anywhere on every listing.





Home Highlights

- Parking
- Outdoor
- A/C
- 2 Car Garage
- Porch, Patio
- Heating & Cooling



Price/Sqft No Info

Home Details for

Interior Features

Interior Details

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

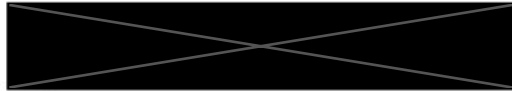
Beds & Baths

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

See All

Last check for updates: about 21 hours ago





Fort Worth

trulia



RE/MAX Associates

Bought with: Chandler Crouch, Chandler Crouch, Realtors

Source: NTREIS, MLS#14521229

- Spectrum Available

Price History for



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

Property Taxes and Assessment

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

Home facts updated by county records

Price Trends

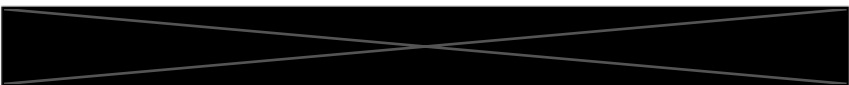
For homes in 76137

*Based on the Trulia Estimate ⓘ

\$299,199
 Typical home value
 This home: \$289,800 **3% below***

\$298
 Typical Home Value by sqft

Price trends provided by third party data sources.



Appointment of Agent for Property Tax Matters

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



Tarrant

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

STEP 1: Owner's Name and Address

W P Johnson II, N M Leger Johnson

Name _____ Telephone Number (include area code) _____



Address _____

Fort Worth, TX

City, State, Zip Code _____

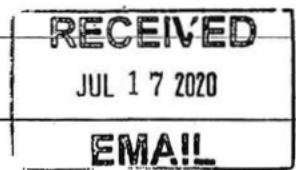
STEP 2: Identify the Property for Which Authority is Granted. Identify all property for which you are granting the agent authority and, unless granting authority for all property listed for you, provide at least one of the property identifiers listed below (appraisal district account number, physical 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:

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

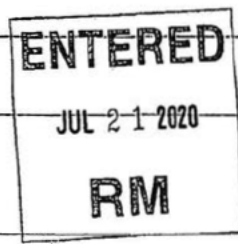
Legal Description _____

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



Legal Description _____

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



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: _____

Texas Comptroller of Public Accounts

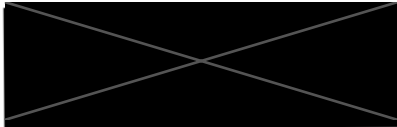
Form 50-162

STEP 3: Identify the Agent

Chandler Crouch Lic # 11730

Name

Telephone Number (Include area code)



City, State, Zip Code

STEP 4: Specify the Agent's Authority

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

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

The agent identified above is authorized to receive confidential information pursuant to Tax Code Sections 111.48(b)(2), 22.27(b)(2), 23.123(c)(2), 23.126(c)(2) and 23.45(b)(2); [X] Yes [] No

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

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

STEP 5: Date the Agent's Authority Ends: Pursuant to Tax Code Section 111.11(c), this designation remains in effect until the date indicated or until a written revocation is filed with the appraisal district by the property owner or the owner's designated agent. A designation may be made to expire according to its own terms but is still subject to prior revocation by the property owner or designated agent. Pursuant to Tax Code Section 111.11(d), a property owner may not designate more than one agent to represent the property owner in connection with an item of property. The designation of an agent in connection with an item of property revokes any previous designation of an agent in connection with that item of property. By designating an agent on this form, previous designations of other agents in connection with the items of property shown on the form are revoked.

Date Agent's Authority Ends N/A

STEP 6: Identification, Signature, and Date

Signature of Jennifer Jameson

7/16/2020

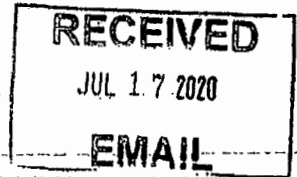
Signature of Property Owner, Property Manager or Other Person Date Authorized to Act on Behalf of the Property Owner* Date

Jennifer Jameson

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

The individual signing this form is (check one):

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



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

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

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

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

TARB WORKSHEET

Date: 6/14/2021
11-3-21

Scheduled Time: 8:00 AM
Check In Time:

Panel: C Seq: -32090

Acct#

Dept. Code: Residential 1

CHAIRPERSON
PANEL MEMBER
PANEL MEMBER
TAD REP
TAD REP
OWNER / AGENT
OWNER / AGENT

Value/Decision by Participant
Huffman 217,004
Marslett 217,004
Smalley 217,004
Chaise 217,004
RA 214,423
217,004

Case#
Situs Address
City, Zip Code
Owner
Authorized Agent
Filing Party
ARB Mail Address
City, State and Zip

5
[Redacted]
[Redacted]
JOHNSON W P II Owner 1/1/21
JOHNSON W P II
CHANDLER CROUCH
[Redacted]
[Redacted]

Prop. Class: A
AIN: 31565-125-32
NO FID
FID
No FID
Atty

PANEL DECISION

MARKET VALUE \$217,004
PROTEST ISSUE 1) Incorrect appraised (market) value
PROTEST YEAR 2021

APPRAISAL SITE NUMBER

ASN # [Redacted]	ASN Notified Value	\$217,004
Accounts in ASN	# of Accts in ASN	1

07204027
TAD / Johnson sold 4/2021 to Chandler \$255,000
negot 6 comps

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

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

X _____

OR

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

X _____

Comments, Additional Participant Names

AFFIDAVIT

CJ
TAD ID: 236419
NOV 04 2021
Tarrant Appraisal District

LOW COUV

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

Ref # 02578026



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

6

Fair Texas Title GF# FW214883

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


General Warranty Deed

Date: **April 28, 2021**

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

Grantee: **Chandler Crouch** and Meghan Crouch, a married couple

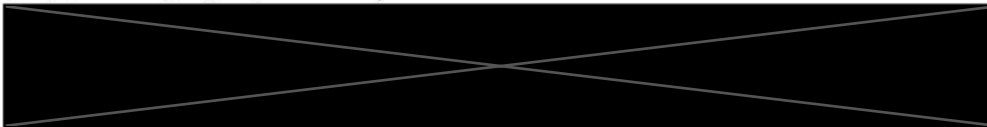
Grantee's Mailing Address:

Chandler Crouch and Meghan Crouch


Consideration:

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

Property (including any improvements):



Reservations from Conveyance:

None

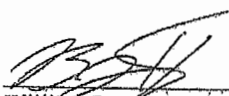
Exceptions to Conveyance and Warranty:

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

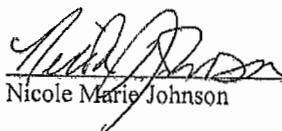
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

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



William P. Johnson II

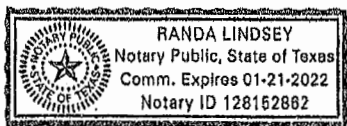


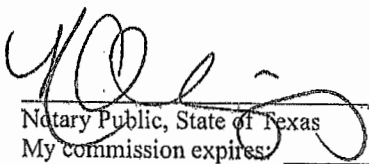
Nicole Marie Johnson

STATE OF TEXAS)

COUNTY OF TARRANT)

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





Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO:

Chandler Crouch



**PROPERTY TAX CONSULTANTS
CODE OF ETHICS**

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

Rule 66.20 (f) reads as follows:

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



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

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

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

[Search Again](#) | [Back](#)

9.



2021 PROPERTY VALUE INFORMATION

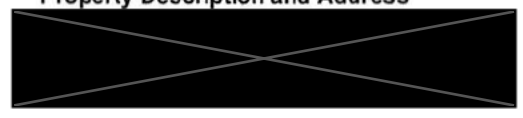
THIS IS NOT A TAX CODE 25.19 NOTICE*

03-13-2021

★ Account Number: [REDACTED] ★

W P JOHNSON
N M LEGER JOHNSON

Property Description and Address



May 17, 2021 IS YOUR PROTEST DEADLINE

2020 Market Value 217,004	For Questions Please Call: Value 817-284-3925	2021 Market Value 50,000 LAND	2021 Appraised Value	Messages Percent Market Value Change from 2016 is 21%
2020 Appraised Value 217,004	Address 817-284-4063	167,004 IMPR		
	Exemptions 817-284-4063	217,004 TOTAL	217,004 TOTAL	
2020 Taxable Value	Taxing Units		2021 Taxable Value	
217,004	TARRANT COUNTY		217,004	
217,004	TARRANT COUNTY HOSPITAL		217,004	
217,004	TARRANT COUNTY COLLEGE		217,004	
192,004	KELLER ISD		192,004	
173,603	CITY OF FORT WORTH		173,603	
217,004	TARRANT REGIONAL WATER DISTRICT		217,004	

"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
Homestead				25,000	43,401			

2021 Exemptions Granted Amounts	COUNTY	HOSPITAL	COLLEGE	SCHOOL	CITY	WATER	MUD	SPECIAL
Homestead				25,000	43,401			

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

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

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:

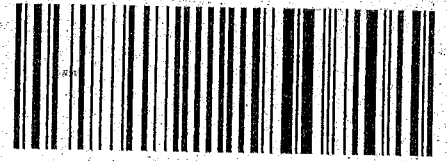
(1) was sold at a foreclosure sale conducted in any of the three years preceding the tax year in which the residence homestead is being appraised and was comparable at the time of sale based on relevant characteristics with other residence homesteads in the same neighborhood; or

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

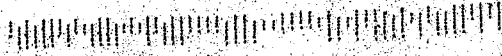
(d) The market value of a residence homestead shall be determined solely on the basis of the property's value as a residence homestead, regardless of whether the residential use of the property by the owner is considered to be the highest and best use of the property.

TAD
RESIDENTIAL
2500 HANDLEY-EDERVILLE RD
FORT WORTH, TX 76118

CERTIFIED MAIL™



7009 3410 0001 2279 6205



TDLR ENFORCE
P.O. BOX 12157
AUSTIN, TX 78711