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THE UNIVERSITY OF TEXAS AT DALLAS

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DALLAS, TX
PERMIT #2650

43137

DOLORES M MORENO

5329 JORDAN RIDGE DR

DALLAS, TX 75236-1895



May 15th, 2020

Dear Dolores M Moreno,

We are researchers at The University of Texas at Dallas and we are reaching out to you as part of a research study. **You can lower your tax burden by protesting the taxable value assessment of your property.** We want to share information that we hope will be useful.

Some people may choose to protest because they feel they are paying more than their fair share. Find below some information about the estimated 2020 taxes for your home at 5329 Jordan Ridge D (Dallas, TX) in Dallas County:

	YOUR HOME	AVERAGE DALLAS HOME
<i>Proposed Value</i>	\$174,810	\$294,846
<i>Estimated Tax Amount</i>	\$3,057	\$5,916
<i>Estimated Tax Rate</i>	1.75%	2.01%

Source: Data provided by Dallas Central Appraisal District (CAD). Proposed Value is Dallas CAD's estimate of the home's market value as of January 1st, 2020. Estimated Tax Amount is our estimate of taxes due this year using the latest tax rates available (some exemptions might not be included). Estimated Tax Rate is the estimated tax amount divided by Proposed Value. Average Dallas Home values are based on all single-family homes in Dallas County, excluding condos, townhomes, and mobile homes.

The deadline to protest is June 15th, 2020. You can fill out a short form online or mail it in. You can find instructions on how to do this on the study's website:

<https://www.utdallas.edu/taxproject/>

If you would like to help us with our study, we kindly ask you fill out the following confidential survey. It only takes a couple of minutes, and we would greatly appreciate your participation:

Visit <http://www.utdallas.edu/taxsurvey/> and enter validation code **AAFOGD**

If you'd like to file a protest, it is really simple. You do not need an agent. You do not need to attend a hearing if you accept an online settlement offered by the county. If the county schedules a hearing and you do not attend it, the protest will simply be dismissed with no penalty.

When you protest you need to provide an argument in a few sentences. For example, you may argue that the appraised market value is too high. In that case, you could use the following:

Value is over market value Opinion of value: \$160,000

And remember to attach a separate page (or file, if protesting online) with your argument:

I found a home that is similar to mine but was recently sold for less than my home's appraised market value. The property located at 5148 Ronryan Rd (Dallas, TX) is 0.29 miles away from my home, and has the same number of bedrooms and a similar square footage. That property was sold on 10/31/2019 for \$160,000.

You can find information about this sale by searching for the property's address on Zillow.com or Redfin.com. On these websites you can find other comparable properties to support your protest. You can also protest based on the appraised market values of comparable properties, which can be found on www.dallascad.org/SearchAddr.aspx.

Your household was randomly chosen to receive this letter. *We will not send you any more letters in the future.* If you have any questions about the study, you can find contact information on the study's website.

Thank you for your attention!

Alejandro Zentner
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