Certified Article Number
9314 8699 0430 0060 9017 23
SENDER'S RECORD

TA-775
(01-10/1)

NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL

Appraisal Review Board for:
Titus County Appraisal District
2404 W. Ferguson
PO Box 528
Mount Pleasant TX 75456-0528

Account #: 01000-03710-00020
Case #: 2019-1124
Prop ID: 12507
Legal Desc: MT PLEASANT CITY BLOCKS BLK 371R
LOT PT OF 2 29.442 AC

123183
WAL-MART REAL ESTATE BUSINESS TRUST
702 S W 8TH ST

BENTONVILLE, AR 72716

Date: 07/03/19

NOTICE OF FINAL ORDER

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING THE PROTEST IS ENCLOSED WITH THIS NOTICE.

YOU HAVE A RIGHT TO APPEAL THIS ORDER TO THE DISTRICT COURT. IF YOU WANT TO APPEAL AND HAVE QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY. PLEASE SEE THE FULL NOTICE OF FINAL ORDER ON PAGE 3 FOR GROUNDS FOR APPEAL AND FILING A PETITION. IF YOU DO APPEAL AND YOUR CASE IS PENDING, YOU MUST PAY THE AMOUNT OF TAXES NOT IN DISPUTE OR THE AMOUNT OF TAXES DUE ON THE PROPERTY UNDER THE ARB ORDER, WHICHEVER IS LOWER, TO EACH TAXING UNIT BEFORE TAXES FOR THE YEAR BECOME DELINQUENT.

You can use this form if you wish to appeal the above order.

Mail To: Chief Appraiser
Titus County Appraisal District
2404 W. Ferguson
Mount Pleasant, TX 75456-0528

From:
WAL-MART REAL ESTATE BUSINESS TRUST 702 S W 8TH ST

BENTONVILLE, AR 72716

NOTICE OF APPEAL OF APPRAISAL REVIEW BOARD ORDER*

This is formal notice that I intend to appeal the order of the Appraisal Review Board in

Case No.: 2019-1124 Prop ID: 12507 Account #: 01000-03710-00020

Return address if different from above:

sign here .....

Date: .....

*Required to be filed by a protesting party who is not the property owner

True Automation, Inc.

TA-221
(09-11/9)

ORDER DETERMINING PROTEST

Appraisal Review Board for:
Titus County Appraisal District
2404 W. Ferguson
PO Box 528
Mount Pleasant, TX 75456-0528

Account #: 01000-03710-00020
Case #: 2019-1124
Prop ID: 12507
Legal Desc: MT PLEASANT CITY BLOCKS BLK 371R
LOT PT OF 2 29.442 AC

123183
WAL-MART REAL ESTATE BUSINESS TRUST
702 S W 8TH ST

BENTONVILLE, AR 72716

Appraisal Review Board
Titus County Appraisal District

ORDER DETERMINING PROTEST

On July 3, 2019, the Appraisal Review Board of Titus County, Texas, heard the protest of WAL-MART REAL ESTATE BUSINESS TRUST concerning the appraisal records for tax year 2019 .

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

Q01 (Incorrect appraised (market) value)
Q02 (Value is unequal compared with other properties)
Q05 (Other)

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:

The appraisal records are correct and should not be changed.

Appraiser Assigned Value:	$
ARB Assigned Market:	$9,309,398
ARB Assigned Equity:	$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make no change to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	$0	$0
LAND HOMESTEAD VALUE:	$0	$0
LAND NON HOMESITE:	$6,278,760	$6,278,760
IMPROVEMENT VALUE:	$3,030,638	$3,030,638
TOTAL MARKET VALUE:	$9,309,398	$9,309,398
TOTAL APPRAISED VALUE:	$9,309,398	$9,309,398
TOTAL ASSESSED VALUE:	$9,309,398	$9,309,398

*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.
** as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

True Automation, Inc.

TA-222
(6-13/11)

NOTICE OF FINAL ORDER

Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.
A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO SECTION 41.07, TEXAS TAX CODE.

For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if:

(1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
(2) the appraised or market value, as applicable, of the property as determined by the order is $1 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45th day after the date the property owner receives notice of the order:

(1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
(2) an arbitration deposit made payable to the comptroller in the applicable amount provided under Chapter 41A of the Texas Tax Code.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and related Comptroller rules. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than $1 million.

Appeals to SOAH are currently subject to limitations of a pilot program for the following counties: Bexar, Cameron, Collin, Denton, El Paso, Fort Bend, Harris, Montgomery, Nueces, Tarrant, and Travis. Beginning 2014 tax year, appeals to SOAH apply to all counties. To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30th day after the date the property owner receives notice of the order:

(1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and

(2) not later than the 90th day after the date the property owner receives the notice of order a deposit of $1,500 made payable to SOAH must be filed with the appraisal district.

For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

Chairman, Appraisal Review Board

Signed on July 3, 2019 sign here Yolanda Prince

True Automation, Inc.

WALZ CERTIFIED MAILER®

FROM **WALZ**

FORM #45663NB VERSION: E0818

WAL-MART REAL ESTATE BUSINESS TRUST
702 SW 8TH ST
Label #1 BENTONVILLE, AR 72716-6209

TITUS COUNTY APPRAISAL DISTRICT
P O BOX 528
Label #2 MOUNT PLEASANT, TX 75456

TITUS COUNTY APPRAISAL DISTRICT
P O BOX 528
MOUNT PLEASANT, TX 75456
Label #3

A FOLD AND TEAR THIS WAY ⟶ OPTIONAL

TEAR ALONG THIS LINE

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9314 8699 0430 0060 9017 23

Certified Mail Fee	$	Postmark Here
Return Receipt (Hardcopy)	$	
Return Receipt (Electronic)	$	
Certified Mail Restricted Delivery	$	
Postage	$	
Total Postage and Fees	$	

Sent to:
WAL-MART REAL ESTATE BUSINESS TRUST
702 SW 8TH ST
BENTONVILLE, AR 72716-6209

Reference Information
12507 ORDER

PS Form 3800, Facsimile, July 2015

B

Label #5 (Optional)
TITUS COUNTY APPRAISAL DISTRICT
P O BOX 528
MOUNT PLEASANT, TX 75456

Label #7 - Certified Mail Article Number

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

Label #6 - Return Receipt Article Number

9314 8699 0430 0060 9017 23

RETURN RECEIPT (ELECTRONIC)

Label #4

Label #8

PLACE ON BACK OF RETURN RECEIPT **(REQUIRED)**

C FOLD AND TEAR THIS WAY ⟶

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RETURN RECEIPT REQUESTED
USPS® MAIL CARRIER
DETACH ALONG PERFORATION

Return Receipt (Form 3811) Barcode

1. Article Addressed to:

Please Discard

2. Certified Mail (Form 3800) Article Number

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
(A) Certified Mail
(B) Certified Mail Restricted Delivery

Reference Information

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Label 1: Recipient address label

Label 2: Recipient address or optional sender address label

Label 3: Sender address label

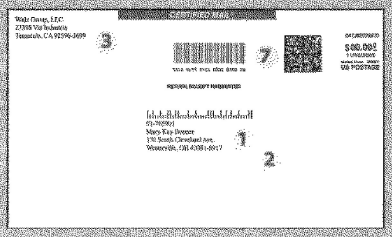
Label 4: Sender's record of the Certified Mail Article Number

Label 5: Sender address label or Charge Back information

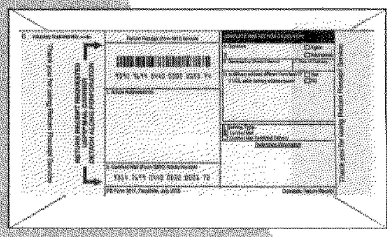
Label 6: Return Receipt Barcode (affix to back of PS Form 3811 Green Card)

Label 7: PS Form 3800 Certified Mail sticker (affix at the top of the envelope with the perforation mark on the edge)

Label 8: Postage label (affix at the top right corner of envelope)



FRONT



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Postage & Fees Paid
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Permit No. G-10

United States Postal Service®

● Sender: Please print your name, address and ZIP+4® below ●

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PEEL BACK TO EDGE

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