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**APPRAISAL REVIEW BOARD OF DALLAS COUNTY
NOTICE OF FINAL ORDER**

CONNOR NASH	Account #:	R 00000143743000000
2808 COLE AVE STE 1000	Consultant:	N01
DALLAS, TX 75204	Property Address:	1611 METROPOLITAN AVE
Panel #: R 07/15/2023 1:00 PM	Legal Description:	ERVAY STREET HEIGHTS BLK 3/1200 PT LOTS 11 & 12
Protest Year: 2023		



THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING PROTEST IS DISPLAYED BELOW.

You have the right to appeal this order to the District Court. As an alternative to filing an appeal to the District Court, you may appeal this order through binding arbitration if your protest concerned the appraised or market value of real property and personal property and: 1) the appraised or market value, as applicable, of the property as determined by the order is valued at \$5 million or less and for all residence homesteads as determined by the order that is valued at more than \$5 million; and 2) the appeal does not involve any matter in dispute other than the determination of the appraised or market value of the property.

If you want to appeal the ARB order to District Court, you should consult an attorney. You must file a petition with the District Court within 60 days of the date you receive this notice. Within 60 days of the date that you receive this notice, you must file a request for binding arbitration with the appraisal district for which this order is issued. If you appeal to the District Court, you must pay the amount of taxes not in dispute or the total amount of taxes due on the property under this order, whichever is less, before taxes for the years become delinquent. If you seek binding arbitration, you must pay the amount of taxes not in dispute under this order before taxes for the year become delinquent.

ORDER DETERMINING PROTEST

MARKET VALUE AND UNEQUAL VALUE

This notice protesting the action of the Dallas Central Appraisal District set forth herein, being timely filed, was presented for a hearing on 07/15/2023 .

The notice was timely filed and the ARB had jurisdiction over the case. The Board timely delivered written notice of the hearing date, time and place to the protesting property owner. The owner and Chief Appraiser were given the opportunity to appear, testify, present evidence and testimony. A summary of that evidence is a part of the records of this case. After reviewing the Notice of Protest and hearing the evidence and testimony presented, the Board has determined, with a quorum present, the following:

It is therefore ordered that the appraisal records are correct and that the protest be denied and the applicable appraisal records not be changed. The correct value is \$15,000 according to the Market Value & Unequal Value protest.

	Impr	Land	Total
Value History: Proposed / Notified:	\$0	\$15,000	\$15,000
ARB Value:	\$0	\$15,000	\$15,000

James Chapman
Chairman, Appraisal Review Board

Jul 18 , 2023
Date: