

2026 Notice of Appraised Value

GALVESTON CENTRAL APPRAISAL DISTRICT
9850 EMMETT F. LOWRY EXPWY STE. A101
TEXAS CITY, TX 77591
 Phone 409-935-1980 Fax 409-935-4319

Account#: 516365
Ownership %: 100 00
Geo ID: 1401-0003-0043-000
Legal: BAY VIEW SEC 1 (2009) ABST 19, BLOCK 3, Lot 43,
ACRES 0 252
Legal Acres: 0 252
Situs: 201 BAILEY BROOK LN LEAGUE CITY, TX 77539
Owner ID: 697324
EFile PIN: 5TnMjg

DATE OF NOTICE April 10, 2026

42330 1 AV 0.593*****AUTO**5-DIGIT 77536 5DGS 2 FT 226



Property ID: 516365 - 1401-0003-0043-000
 COBA GEORGE ANTHONY & SEON KYUNG NAM
 201 BAILEY BROOK LN
 DICKINSON TX 77539-7372

2026 APPRAISAL NOTICE

Dear Property Owner,

We have appraised the property listed above for the tax year 2026 As of January 1, our appraisal is outlined below

Appraisal Information		Last Year - 2025	Proposed - 2026	
Market Value of Improvements (Structures / Buildings etc)		361,150	377,260	
Market Value of Non Ag Timber Land		40,610	74,410	
Market Value of Ag Timber Land		0	0	
Market Value of Personal Property/Minerals		0	0	
Total Market Value		401,760	451,670	
Productivity Value of Ag/Timber Land		0	0	
Appraised Value		401,760	441,936	
Homestead Cap Value/Circuit Breaker Limitation		0	441,936	
Exemptions (DV - Disabled Vet. DP-Disabled Person. HS-Homestead. OV65-Over 65)		HS	HS	

2025 Exemption Amount	2025 Taxable Value	Taxing Unit	2026 Proposed Appraised Value	2026 Exemption Amount	2026 Taxable Value
140,000	261,760	DICKINSON ISD	441,936	140,000	301,936
80,352	321,408	GALVESTON COUNTY	441,936	88,387	353,549
80,352	321,408	MAINLAND COLLEGE	441,936	88,387	353,549
83,352	318,408	CO ROAD & FLOOD	441,936	91,387	350,549
80,352	321,408	LEAGUE CITY	441,936	88,387	353,549

The difference between the 2021 appraised value and the 2026 appraised value is 43.64%.

An (*) next to the Taxing Unit name indicates a tax ceiling exists for the taxing unit

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.

If you qualified your home for an age 65 or older or disabled person homestead exemption, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance)

The governing body of each taxing unit decides whether taxes on the property will increase, and the appraisal district only determines the property's value

LOCAL PROPERTY TAX DATABASE

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6 24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23 231 Subsection (j) for the tax year in which the property first qualified. Under Section 23 231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23 231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23 231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1 085

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 9850 Emmett F. Lowry Expressway, Ste A101

Deadline for filing a protest: May 15, 2026

Location of Hearings: 9850 Emmett F. Lowry Expressway, Ste A101

ARB will begin hearings: May 18, 2026

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet and (2) notice of protest

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests.

Contact your appraisal district for further information

GALVESTON CENTRAL APPRAISAL DISTRICT