



Control Number: 55067



Item Number: 942

Request to Intervene in PUC Docket No. 55067

The following information must be submitted by the person requesting to intervene in this proceeding. This completed form will be provided to all parties in this docket. **If you DO NOT want to be an intervenor, but still want to file comments, please complete the "Comments" page.**

For USPS, send one copy to:

Public Utility Commission of Texas
Central Records
P.O. Box 13326
Austin, TX 78711-3326

For all other delivery or courier services, send one copy to:

Public Utility Commission of Texas
Central Records
1701 N. Congress Ave.
Austin, TX 78701

First Name: David Last Name: Stall
Phone Number: 432-349-9642 Fax Number: _____
Address, City, State: 414 Wilkerson Ln Justin, TX 76247
Email Address: llats.divad@outlook.com

I am requesting to intervene in this proceeding. As an INTERVENOR, I understand the following:

- I am a party to the case;
- I am required to respond to all discovery requests from other parties in the case;
- If I file testimony, I may be cross-examined in the hearing;
- If I file any documents in the case, I will have to provide a copy of that document to every other party in the case; and
- I acknowledge that I am bound by the Procedural Rules of the Public Utility Commission of Texas (PUC) and the State Office of Administrative Hearings (SOAH).

Please check one of the following:

- ☒ I own property with a habitable structure located near one or more of the utility's proposed routes for a transmission line.
- ☐ One or more of the utility's proposed routes would cross my property.
- ☐ Other. Please describe and provide comments. You may attach a separate page, if necessary.

CONS: ① catastrophic impact on environment and animal and bird habitat.
② Unrecoverable loss from property devaluation. We paid an extra \$20K for abutment with green space.
③ Health concerns from EMRs. ④ Justin beautification project would be curtailed.

Signature of person requesting intervention:

[Signature]

Date: 7-20-23

Effective: April 8, 2020

942

Docket #55067

⊗ my house

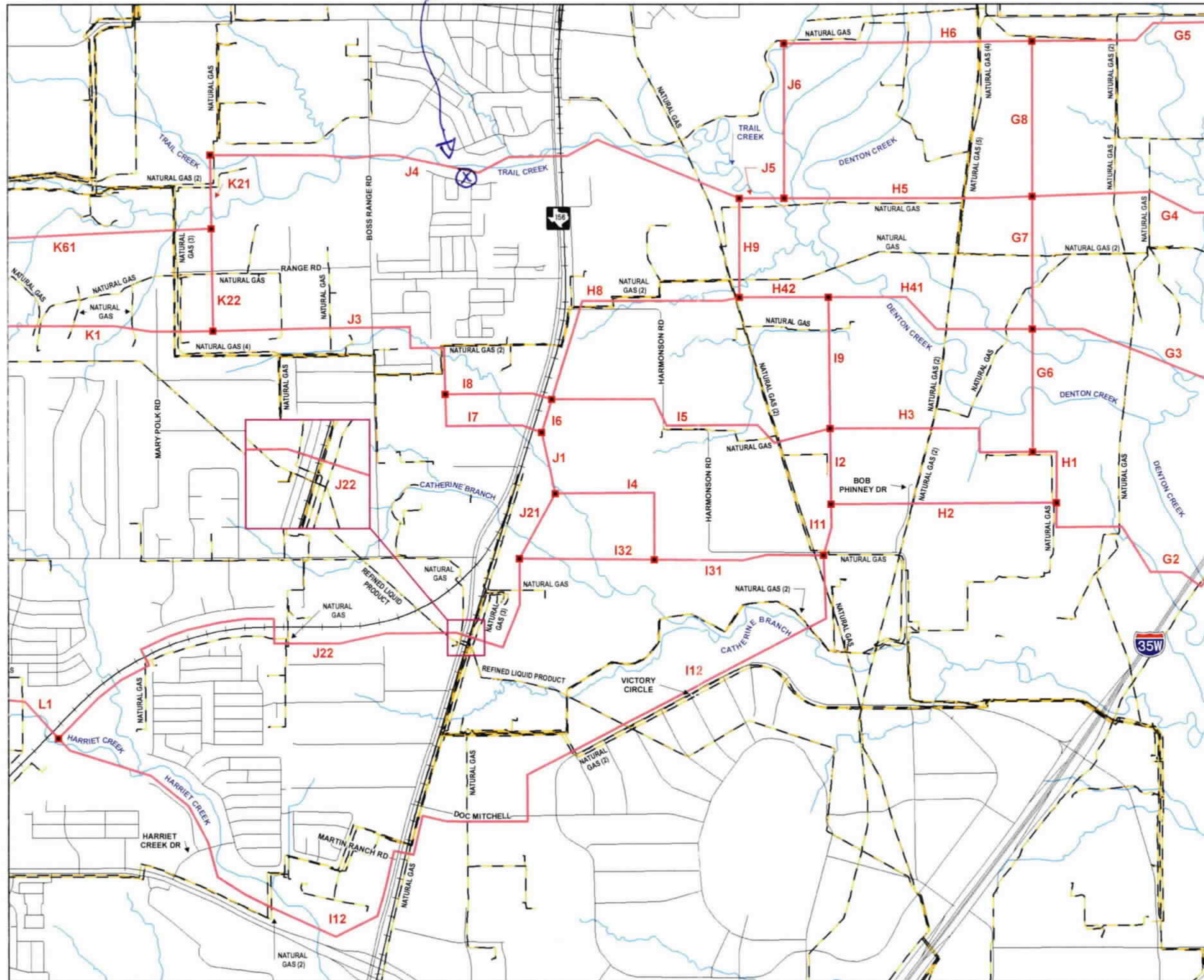
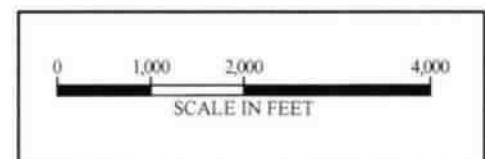
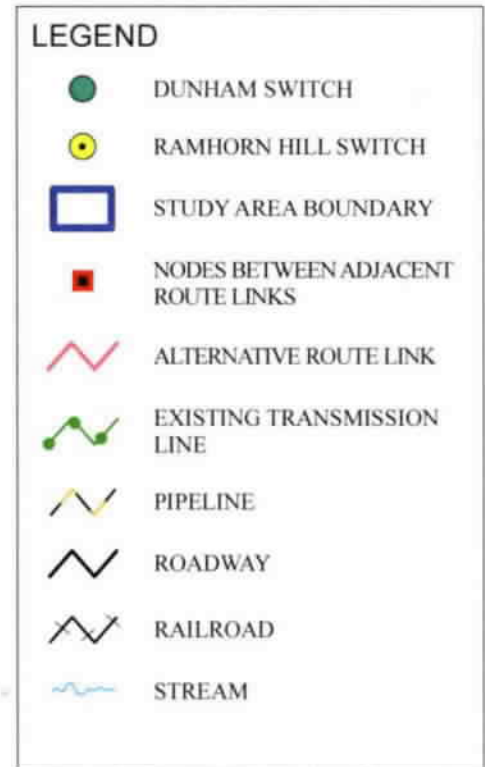


FIGURE 2
DETAILED ROUTE
DESCRIPTION MAP
RAMHORN HILL SWITCH --
DUNHAM SWITCH
345 kV TRANSMISSION LINE PROJECT



2023 Notice of Appraised Value

DENTON CENTRAL APPRAISAL DISTRICT
3911 MORSE STREET
DENTON, TX 76208
Phone: 940-349-3800 Fax:

Property ID: 769277
Ownership %: 100.00
Legal: REATTA RIDGE PH 4 BLK C LOT 7
Legal Acres: 0.1764
Situs: 414 WILKERSON LN JUSTIN, TX 76247
Owner ID: 1792234
Efile PIN: XXXXXXXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: April 17, 2023

NOTICE OF APPRAISED VALUE

Property ID: 769277
STALL, DAVID BRYAN & CONNE LEA
PO BOX 326
JUSTIN, TX 76247-0326



Dear Property Owner,

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2022	Proposed - 2023	
Market Value of Improvements (Structures / Buildings, etc.)			99,414	255,777	
Market Value of Non Ag/Timber Land			73,329	92,535	
Market Value of Ag/Timber Land			0	0	
Market Value of Personal Property/Minerals			0	0	
Total Market Value			172,743	348,312	
Productivity Value of Ag/Timber Land			0	0	
Appraised Value			172,743	348,312	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			172,743	348,312	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)					
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value
5,000	167,743	JUSTIN CITY OF	348,312	5,000	343,312
58,384	114,359	DENTON COUNTY	348,312	60,000	288,312
37,068	135,675	NORTHWEST ISD	348,312	50,000	298,312

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. 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.

* This indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and 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 and maintenance).

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database where 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.

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: 3911 MORSE ST. DENTON, TX 76208

Deadline for filing a protest: May 17, 2023
Location of Hearings: 3911 MORSE ST. DENTON, TX 76208
ARB will begin hearings: May 22, 2023

Included are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and (3) Exemption Description List.

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 disputes 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.

Chief Appraiser

2023 Notice of Appraised Value

DENTON CENTRAL APPRAISAL DISTRICT
3911 MORSE STREET
DENTON, TX 76208
Phone: 940-349-3800 Fax:

Property ID: 769277
Ownership %: 100.00
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Situs: 414 WILKERSON LN JUSTIN, TX 76247
Owner ID: 1792234

DATE OF NOTICE: April 17, 2023

Property ID: 769277 - SJ1149A-000000C-0000-0007-0000

STALL, DAVID BRYAN & CONNE LEA
PO BOX 326
JUSTIN, TX 76247-0326



Taxing Unit	2022 Exemption	2022 Exemption Amount	2023 Exemption	2023 Exemption Amount	Difference
		5,000		5,000	0
		3,384		5,000	1,616
		55,000		55,000	0
		27,068		40,000	12,932
		10,000		10,000	0

414 Wilkerson Ln
Justin TX

Denton County Appraisal District, Harris Govern -- www.harrisgovern.com
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Docket # 55067 Stall



Docket # 55067 stall



Docket # 55067
Stall

Large white egrets fly up and down a creek looking for fish.
Numerous birds nest here.
Deer, fox, coyotes, etc would be displaced.

