



## City Manager's Office

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8 Morgan's Point Blvd.  
Morgan's Point Resort, TX 76513

Phone: 254.780.1334  
[www.morganspointresorttx.com](http://www.morganspointresorttx.com)

To: Mayor Dennis Green, City Council, & City Manager  
From: Cary Erskine, C.F.O./A.C.M.  
Date: April 5, 2023  
Subject: Resolution regarding Land Acquisition at Ansay Park

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Honorable Mayor and City Council:

During the Master Plan process and discussions involving city land use, city staff became aware that a parcel of land (Parcel # 75672) near the southwest corner of Ansay Park was not owned by the City. See the attached map for parcels owned by the city.

City staff reached out to a relative of the landowner to see if they were interested in selling the land to the city. The relative stated they would sell the land to the city at a cost of \$10,000. The last acquisition near the park was approved by Council in July of 2020, and the closing price of the acquisition was \$5,304.06. This amount was the \$4,000 value per Belcad plus closing costs.

The 2022 Belcad value for Parcel # 75672 was \$6,000. While the asking price of \$10,000 exceeds the Belcad value, the owner expressed interest in using the funds from this transaction and acquiring additional lots adjacent to other owned parcels within the City.

**Staff recommends the approval of the Resolution to acquire Parcel # 75672 at a cost not to exceed \$10,000.**



# 2022 Notice of Appraised Value

**Do Not Pay From  
This Notice  
This is NOT a Tax  
Statement**



**TAX APPRAISAL DISTRICT OF BELL COUNTY**  
PO BOX 390  
BELTON, TX 76513-0390  
Phone: (254) 939-5841 www.bellcad.org

RETURN SERVICE REQUESTED

**Property ID:** 75672  
**Ownership %:** 100.00  
**Legal:** MORGANS POINT RESORT SECTION 17,  
BLOCK 007, LOT 0003

DATE OF NOTICE: April 15, 2022

BCS16000471

BAILEY, RONALD RAY  
3809 S GENERAL BRUCE DR UNIT 103 PMB 314  
TEMPLE, TX 76502-1038

**Legal Acres:**  
**Situs:** 110 STIRRUP DR MORGANS POINT R

## Online Protest Info:

<b>Account ID:</b>	912534
<b>EFile PIN:</b>	XEBRTB2x6JQ6

Dear Property Owner,

The appraisal as of January 1, 2022 is outlined below:

**PROTEST FILING DEADLINE:** May 19, 2022

Appraisal Information		Last Year – 2021	Proposed – 2022
(+)	Structure / Improvement (Market Value)	0	0
(+)	Land - Non AG (Market Value)	4,000	6,000
(+)	Land - AG (Market Value)	0	0
(=)	Total Market Value	4,000	6,000
	AG Land Productivity Value	0	0
	Assessed Value	4,000	6,000
	Exemptions		

Homestead "Capped" Limitation – Your Residence Homestead is protected from a future assessed value increase in excess of 10% per year from the date of previous year assessed value PLUS the value of any new improvements.

**When an appeal is filed you are disputing the market value. The taxable value can only be changed if you are successful in lowering the market value below the assessed value.**

**Homestead Cap Value (Total Market Value – Assessed Value) = \$0**

## UNSCHEDULED WALK-IN PROTEST

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, you may visit the **BELTON** office (411 E. Central Ave, Belton, TX) by **April 29th, 2022** during our unscheduled walk-in period. Our staff is available to discuss your property concerns **Monday-Friday (8:00am – 4:30pm)**, with limited availability during lunch. Daily customer volume and health precautions may limit the number of properties seen per visit and property owners able to meet with appraiser. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a formal hearing with the Appraisal Review Board (ARB)



## SCHEDULED PROTEST FILING PROCEDURE

### Online:

- Access the [www.bellcad.org](http://www.bellcad.org) website prior to the indicated Protest Filing Deadline and Select the Online Protest
- Using your Account ID & E-File Pin (located in the upper right corner of this notice) create a new *user account or login with your credentials from your previous year's login*

### In Person or By Mail

- Complete and sign the Notice of Protest form included with this notice or protest by letter including your name, property description, and reason for protesting
- Mail to the Bell CAD office on/before the Protest Filing Deadline

The ARB will notify you at least 15 days prior of the date and time of your formal hearing. ARB hearings typically begin in May and are held at the Tax Appraisal District of Bell County 411 E Central Ave Belton, TX 76513.

**Please visit our website [www.bellcad.org](http://www.bellcad.org) for additional information**

**THIS IS NOT A BILL – DO NOT PAY FROM THIS NOTICE**

BCS16000471