



5/03/16 9:45:22  
TXRLRFU

AUTOMATIC TAX REFUND

TAXING ENTITIES:Laredo Community College (S1), City of Rio Bravo (C2),  
Webb County Drainage District #1 (S4), City of El Cenizo (C3),  
Webb County (GWB), Road & Bridge (S2), Late Rendition Penalty (LRP)

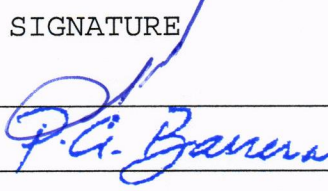
Property Owner:VILLA DEL RIO LTD  
Address:C/O BRIAN MYERS  
340 PEMBERWICK RD

City/State/Zip:GREENWICH, CT 06831-4240

Account Number:978-20001-010-

Taxing Entity	Year	Paymt Date	Amt Paid	Int Earned	Refund Amt
GWB	2015	10/29/2015	17,574.33	.00	1,904.33
GWB	2014	10/24/2014	17,574.33	.00	880.59
TOTALS:			35,148.66	.00	2,784.92

Sec. 11.431 Exemption     Sec. 26.07 Election to Repeal Increase  
 Sec. 25.25 Correction of App. Roll     Sec. 26.15 Correction of Tax Roll  
 Homestead     Over 65     Disabled     Disabled Veteran  
 Other(Explain): SUPP 9 CERT 2016 ADJUST AS PER JUDGMENT FROM DISTRICT COURT  
406 TH JUDICIAL DISTRICT FOR 2014 AND 2015.

	SIGNATURE	DATE
Deputy Collector:		<u>05/03/2016</u>
Tax Assessor Collector:		<u>5/13/16</u>
County Auditor (\$500 or More):	_____	_____
Presiding Officer (\$500 or More):	_____	_____
Supplement#: 9	_____	_____

5/03/16 9:45:35  
TXRLRFU

AUTOMATIC TAX REFUND

TAXING ENTITIES:Laredo Community College (S1), City of Rio Bravo (C2),  
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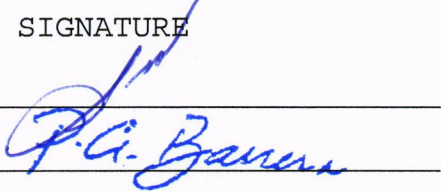
Property Owner:VILLA DEL RIO LTD  
Address:C/O BRIAN MYERS  
340 PEMBERWICK RD

City/State/Zip:GREENWICH, CT 06831-4240

Account Number:978-20001-010-

Taxing Entity	Year	Paymt Date	Amt Paid	Int Earned	Refund Amt
S1	2015	10/29/2015	14,428.06	.00	1,563.40
S1	2014	10/24/2014	12,982.78	.00	650.52
TOTALS:			27,410.84	.00	2,213.92

Sec. 11.431 Exemption     Sec. 26.07 Election to Repeal Increase  
 Sec. 25.25 Correction of App. Roll     Sec. 26.15 Correction of Tax Roll  
 Homestead     Over 65     Disabled     Disabled Veteran  
 Other(Explain): SUPP 9 CERT 2016 ADJUST AS PER JUDGMENT FROM DISTRICT COURT  
406 TH JUDICIAL DISTRICT FOR 2014 AND 2015.

	SIGNATURE	DATE
Deputy Collector:		05/03/2016
Tax Assessor Collector:		5/3/16
County Auditor (\$500 or More):		
Presiding Officer (\$500 or More):		
Supplement#9		



Current Property Data as of Supp 21

Supp Code: LAW

Supp Action: M

Prop ID	Owner	%	Legal Description	Values			
247829	591645	100.00 R	Geo: 978-20001-010 RIVERHILL COMMERCIAL, BLOCK 1, LOT 1, UNIT IV	Effective Acres: 0.0000	Imp HS: 0	Market: 4,150,000	
VILLA DEL RIO LTD					Imp NHS: 2,138,400	Prod Loss: 0	
C/O BRIAN MYERS					Land HS: 0	Appraised: 4,150,000	
340 PEMBERWICK RD				Appraiser: CHGARZA	Operator: MFARIAS	Acres: 0.0000	Cap: 0
GREENWICH, CT 06831-4240				State Codes: B, F1	Map ID:	Prod Use: 0	Assessed: 4,150,000
				Situs: 409 RIVERHILL LOOP LAREDO, TX 78046	Mtg Cd:	Prod Mkt: 0	
					Ref ID1:		Late Ag: F
					Ref ID2:		

Change Desc:

SUPP 9 CERT 2015 ADJUST VALUE PER JUDGMENT CAUSE #2014CV8001622-D4 DISTRICT COURT 406TH JUDICIAL DISTRICT FOR 2014.

Owner	Pct	Exemptions	Entity	Ent Pct	Statemnt	Assessed	Taxable	Freeze	Tax
VILLA DEL RIO LTD	591645	100.00	G3	100.00		4,150,000	4,150,000		0.00
			J2	100.00		4,150,000	4,150,000		0.00

Previous Property Data as of Supp: 0

Prop ID	Owner	%	Legal Description	Values			
247829	591645	100.00 R	Geo: 978-20001-010 RIVERHILL COMMERCIAL, BLOCK 1, LOT 1, UNIT IV	Effective Acres: 0.0000	Imp HS: 0	Market: 4,368,910	
VILLA DEL RIO LTD					Imp NHS: 2,357,310	Prod Loss: 0	
C/O BRIAN MYERS					Land HS: 0	Appraised: 4,368,910	
340 PEMBERWICK RD				Appraiser: CHGARZA	Operator: JLSAUCE	Acres: 0.0000	Cap: 0
GREENWICH, CT 06831-4240				State Codes: B, F1	Map ID:	Prod Use: 0	Assessed: 4,368,910
				Situs: 409 RIVERHILL LOOP LAREDO, TX 78046	Mtg Cd:	Prod Mkt: 0	
					Ref ID1:		Late Ag: F
					Ref ID2:		

Change Desc:

Owner	Pct	Exemptions	Entity	Ent Pct	Statemnt	Assessed	Taxable	Freeze	Tax
VILLA DEL RIO LTD	591645	100.00	G3	100.00		4,368,910	4,368,910		0.00
			J2	100.00		4,368,910	4,368,910		0.00

Gain or Loss of Value for:

Property: 247829 Geo: 978-20001-010

Entity	Current			Previous			Gain / Loss		
	Assessed	Taxable	Tax	Assessed	Taxable	Tax	Assessed	Taxable	Tax
G3	4,150,000	4,150,000	0.00	4,368,910	4,368,910	0.00	-218,910	-218,910	0.00
J2	4,150,000	4,150,000	0.00	4,368,910	4,368,910	0.00	-218,910	-218,910	0.00

Geo, Year

Supp Group: 216

4/28/2016 2:45PM

Current Property Data as of Supp 9

Supp Code: LAW

Supp Action: M

Prop ID	Owner	%	Legal Description	Values			
247829	591645	100.00 R	<b>Geo: 978-20001-010</b> RIVERHILL COMMERCIAL, BLOCK 1, LOT 1, UNIT IV	Effective Acres: 0.0000	Imp HS: 0	Market: 3,895,500	
	VILLA DEL RIO LTD				Imp NHS: 1,582,160	Prod Loss: 0	
	C/O BRIAN MYERS				Land HS: 0	Appraised: 3,895,500	
	340 PEMBERWICK RD		Appraiser: JOESPARZ Operator: MFARIAS Acres: 0.0000		Land NHS: 2,313,340	Cap: 0	
	GREENWICH, CT 06831-4240		State Codes: B, F1	Map ID:	Prod Use: 0	Assessed: 3,895,500	
			Situs: 409 RIVERHILL LOOP LAREDO, TX 78046	Mtg Cd:	Prod Mkt: 0		
				Ref ID1:			Late Ag: F
				Ref ID2:			

Change Desc:

SUPP 9 CERT 2015 ADJUST VALUE PER JUDGMENT CAUSE #2014CV8001622-D4 DISTRICT COURT 406TH JUDICIAL DISTRICT FOR 2015.

Owner	Pct	Exemptions	Entity	Ent Pct	Statemnt	Assessed	Taxable	Freeze	Tax
VILLA DEL RIO LTD	591645	100.00	G3	100.00		3,895,500	3,895,500		0.00
			J2	100.00		3,895,500	3,895,500		0.00

Previous Property Data as of Supp: 0

Prop ID	Owner	%	Legal Description	Values			
247829	591645	100.00 R	<b>Geo: 978-20001-010</b> RIVERHILL COMMERCIAL, BLOCK 1, LOT 1, UNIT IV	Effective Acres: 0.0000	Imp HS: 0	Market: 4,368,910	
	VILLA DEL RIO LTD				Imp NHS: 2,055,570	Prod Loss: 0	
	C/O BRIAN MYERS				Land HS: 0	Appraised: 4,368,910	
	340 PEMBERWICK RD		Appraiser: JOESPARZ Operator: JLSAUCE Acres: 0.0000		Land NHS: 2,313,340	Cap: 0	
	GREENWICH, CT 06831-4240		State Codes: B, F1	Map ID:	Prod Use: 0	Assessed: 4,368,910	
			Situs: 409 RIVERHILL LOOP LAREDO, TX 78046	Mtg Cd:	Prod Mkt: 0		
				Ref ID1:			Late Ag: F
				Ref ID2:			

Change Desc:

Owner	Pct	Exemptions	Entity	Ent Pct	Statemnt	Assessed	Taxable	Freeze	Tax
VILLA DEL RIO LTD	591645	100.00	G3	100.00		4,368,910	4,368,910		0.00
			J2	100.00		4,368,910	4,368,910		0.00

Gain or Loss of Value for:

Property: 247829 Geo: 978-20001-010

Entity	Current			Previous			Gain / Loss		
	Assessed	Taxable	Tax	Assessed	Taxable	Tax	Assessed	Taxable	Tax
G3	3,895,500	3,895,500	0.00	4,368,910	4,368,910	0.00	-473,410	-473,410	0.00
J2	3,895,500	3,895,500	0.00	4,368,910	4,368,910	0.00	-473,410	-473,410	0.00





# Designation of Tax Refund

Property Tax  
**Form 50-765**

Pursuant to Texas Tax Code Section 42.43, a property owner who prevails in an appeal of an appraisal review board determination of value to district court may designate to whom and/or where a property tax refund is to be sent.

By completing this form, you (Property Owner) provide that the refund resulting from a post appeal judgment will be delivered to the designated individual or firm. The entire form must be completed for the local tax office to process the refund.

## TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name

WEBB COUNTY TAX OFFICE

Mailing Address

PO BOX 420128

City, Town or Post Office, State, ZIP Code

LAREDO, TX 78042

## PROPERTY OWNER INFORMATION

Property Owner Name and Address:

VILLA DEL RIO LTD  
C/O BRIAN MYERS  
340 PEMBERWICK RD GREENWICH, CT 06831-4240

Property Description: (Provide legal description or other information from appraisal records sufficient to identify the property or attach a copy of the tax receipt.)

RIVERHILL COMMERCIAL, BLOCK 1, LOT 1, UNIT IV

Property Account Number or Statement Number:

247829 (2014 & 2015); SEE ATTACHED JUDGMENT

Final Judgment Cause Number: (Please provide entire number.)

2014CV8001622D4

## ASSIGNMENT OF RIGHT TO A REFUND

**I am the property owner or a duly authorized representative of the property owner entitled to a refund of ad valorem taxes arising from an appeal under Texas Tax Code Chapter 42. By executing this Assignment of Right to a Refund, the property owner assigns all rights and interest for the tax refund to be delivered to the designated individual or firm.**

I, James E. Popp, hereby designate the refund on the above named property be sent to the following:

Please check appropriate box (check only one box)

- Property Owner - If using different address than above Information, please provide in the space below:
- Business office of attorney of record in the appeal located at the following mailing address:
- Another individual and address as designated in the following information:

Name Popp Hutcheson PLLC

Address 1301 S Mo Pac Expressway Suite 430

City Austin

State TX

ZIP 78746

## SIGN THE APPLICATION

Property Owner or Duly Authorized Representative

3/22/16

Date



**WEBB COUNTY APPRAISAL DISTRICT**  
**3302 CLARK BOULEVARD**  
**LAREDO, TEXAS 78043-3346**  
**PHONE: (956)718-4091 FAX: (956)718-4052**

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April 1, 2016

Ms. Patricia Barrera  
Tax Assessor-Collector  
Webb County  
1110 Victoria St. Ste 107  
Laredo, Tx 78040

**HAND DELIVERED**

**Re: Cause No. 2014CV8001622-D4; Villa Del Rio LTD**

Dear Ms. Barrera:

The Appraisal District is in receipt of District Court Judgment Cause No. **2014CV8001622-D4** (copy is attached for your reference). Pursuant to the court's final determination, the Appraisal District is in the process of correcting the **2014** and **2015** appraisal rolls to reflect such changes and will be certifying them to each entity in the next supplement roll. The account will be corrected as follows:

<u>Account</u>	<u>Appraisal Value</u>
978-20001-010	4,150,000 (2014)
978-20001-010	3,895,500 (2015)

Please be advised that under the Texas Property Tax Code, Section 42.43, Refund, subsection c), "if a taxing unit does not make a refund as required before the 60<sup>th</sup> day after the date the chief appraiser certifies a correction to the roll, the taxing unit shall include with the refund interest on the amount refunded". This Judgment does not identify a mailing address to where a refund (if any) should be mailed. Therefore the property owner may file a prescribed form by the comptroller (Form 50-765) before the 21<sup>st</sup> day after the final determination, and refund shall be sent to the person and address designated on the form. If the form is not filed before the 21<sup>st</sup> day after the final determination then under Texas Property Tax Code, Section 42.43(e) a refund shall be made to the property owner.

Should you have any questions, please do not hesitate to contact me at your earliest convenience. As always, we are continually working on improving our service to the taxing jurisdictions.

Sincerely,

Martin Villarreal  
Chief Appraiser



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**CAUSE NO. 2014CV8001622D4**

**VILLA DEL RIO LTD,**

**IN THE DISTRICT COURT OF**

**Plaintiff,**

**v.**

**WEBB COUNTY, TEXAS**

**WEBB COUNTY APPRAISAL DISTRICT,**

**Defendant.**

**406<sup>TH</sup> JUDICIAL DISTRICT**

**AGREED JUDGMENT**

CAME TO BE HEARD, Villa Del Rio Ltd, Plaintiff, and the Webb County Appraisal District, Defendant, appearing by and through their attorneys of record, and announced to the Court that the parties desired to resolve and settle the matters in controversy in order to avoid the trouble, expense, and uncertainty of further litigation. The parties announced that they have reached a final settlement regarding all issues of law and fact, including the appraised value of the Plaintiff's property. Having heard these announcements and reviewed the evidence and arguments of counsel, the Court is of the opinion that such terms and conditions are well taken and should form the basis of judgment.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the following stipulations are agreed to by the parties and entered by the Court as its judgment.

1. The parties agree and stipulate that bona fide disputes and controversies exist between the parties concerning the market or appraised value and taxable status of the subject property. The parties solely for the purpose of compromising and settling their various claims, each as to the other, enter into these stipulations. Except as set forth below, no other use of this Stipulation may be made by the parties hereto as concerns the claim of either party as to the other, whether having arisen in the past, now pending, or to arise in the future, including, without limitation, subsequent disputes as to the market, appraised value or taxable status of the subject property within Defendant's appraisal jurisdiction in subsequent years. This agreement is not intended by either party as an admission of the taxable status, appraised value or market value of the property, nor



shall it be represented by either party as to the other, as an admission of same. The existence, terms, and contents of this Agreed Judgment shall not be admissible in any judicial or administrative proceeding as against either party except as may be necessary to enforce the terms and conditions of said judgment. This Agreed Judgment is admissible in an administrative hearing before an appraisal review board for the express purpose of establishing that the value of this property was determined by Subtitle F of the Texas Tax Code for the tax year set forth herein.

2. Pursuant to Section 42.41, Texas Tax Code, Defendant, Webb County Appraisal District, shall revise the 2014 and 2015 appraisal rolls to reflect an appraised value for the property that is the subject of this lawsuit, being certain real property identified below:

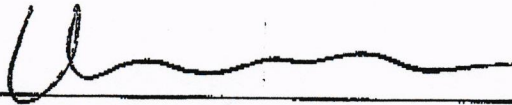
PROPERTY ID NO.	2014 VALUE	2015 VALUE
247829	\$4,150,000	\$3,895,500

3. The undersigned parties shall, as soon as possible following execution of this Agreement, do or cause their attorneys to do whatever is reasonably necessary to effect this Agreement. Defendant, Webb County Appraisal District, shall advise the appropriate assessor-collector to (1) change the tax roll and other appropriate records according to the terms of this Agreement; (2) prepare and deliver a corrected supplemental tax bill as required by Chapters 31 and 42, Texas Tax Code; and (3) refund any amount due pursuant to Section 42.43, Texas Tax Code, except for any interest on the refund which is hereby waived by Plaintiff if the refund is paid within 60 days of the change being certified to the Tax Assessor-Collector.

4. All costs and attorney's fees are to be borne by the party incurring them.

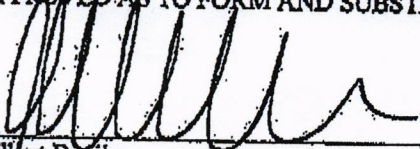
5. All other relief not specifically granted herein is denied. This is a final judgment that disposes of all issues between all parties.

Signed this 10 day of March, 2016.

  
\_\_\_\_\_  
HONORABLE JUDGE PRESIDING



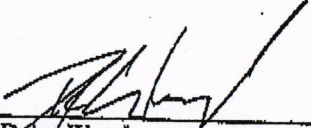
APPROVED AS TO FORM AND SUBSTANCE:



Gilbert Davila  
State Bar No. 24004610  
[Gilbert@property-tax.com](mailto:Gilbert@property-tax.com)

James Popp  
State Bar No. 16139280  
**POPP HUTCHESON PLLC**  
1301 S. Mopac, Suite 430  
Austin, Texas 78746  
Telephone: (512) 473-2661  
Facsimile: (512) 479-8013

ATTORNEYS FOR PLAINTIFF



A. Dylan Wood  
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Sandra Griffin  
State Bar No. 00791280  
Christopher S. Jackson  
State Bar No. 00796816  
Carol Barton  
State Bar No. 00783610  
**PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.**  
3301 Northland Dr., Suite 505  
Austin, Texas 78731  
Telephone: (512) 302-0190  
Facsimile: (512) 323-6963

ATTORNEYS FOR DEFENDANT