

CLERK OF THE COURT  
SUSAN SPRADLING, DISTRICT CLERK  
P.O. BOX 1437  
GREENVILLE, TEXAS 75403

ATTORNEY FOR PLAINTIFFS  
NICHOLAS R. SMITH  
NICHOLAS R. SMITH LAW FIRM, PLLC  
1650 S. JOHN KING BLVD., OFC SUITE A  
ROCKWALL, TEXAS 75032

THE STATE OF TEXAS

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after the date of issuance of this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](http://TexasLawHelp.org)."

**HUNT COUNTY APPRAISAL DISTRICT  
CHIEF APPRAISER: BRENT SOUTH  
4801 KING STREET  
GREENVILLE, TEXAS 75401-5520**

Defendant, Greeting:

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition And Request For Disclosure at or before ten o'clock A.M. of the Monday next after the expiration of twenty days after the date of issuance of this citation before the Honorable **354<sup>th</sup> District Court** of Hunt County, Texas at the Courthouse of said County in Greenville, Texas. Said Plaintiff's Petition was filed in said court on **23<sup>rd</sup> day of January 2024**, in this case, numbered **93224** on the docket of said court styled:

**ZACHARY SADEGHIAN, AS AGENT AND TRUSTEE OF KAMY REAL  
PROPERTY TRUST, AMY SADEGHIAN AND RERAM INC.  
vs.  
HUNT COUNTY APPRAISAL DISTRICT**

The names of the parties to the cause are as follows:

**ZACHARY SADEGHIAN, AS AGENT AND TRUSTEE OF KAMY REAL PROPERTY TRUST,  
AMY SADEGHIAN AND RERAM INC. AND HUNT COUNTY APPRAISAL DISTRICT**

The statement of the nature of this suit is as follows, to wit:

PROPERTY DESCRIPTION

5.01. At all times relevant to this cause of action, Plaintiff was and is the owner of certain real property ("Property") described as follows:

1. 909 W. Main St, Quinlan, Texas (Account Number: 98654)  
Initial Appraised Value: \$1,776,010.00  
ARB Valuation: \$429,960.00  
Owner's Fair Market Valuation: \$70,000.00
2. 911, Quinlan, Texas (Account Number: 107771)  
Initial Appraised Value: \$1,528,460.00  
ARB Valuation: \$370,040.00  
Owner's Fair Market Valuation: \$80,000.00
3. 1527 SHADY WOODS DR QUINLAN (Account Number: 32372)  
Initial Appraised Value: \$96,660.00  
ARB Valuation: \$80,000.00  
Owner's Fair Market Valuation: \$6,000.00
4. OAK ST QUINLAN (Account Number: 34347)  
Initial Appraised Value: \$55,130.00  
ARB Valuation: \$35,000.00  
Owner's Fair Market Valuation: \$2,000.00
5. 7381 S HWY 69 LONE OAK (Account Number: 38064)  
Initial Appraised Value: \$85,070.00  
ARB Valuation: \$75,000.00  
Owner's Fair Market Valuation: \$2,000.00
6. 1206 KENNIE DR COMMERCE (Account Number: 39184)  
Initial Appraised Value: \$121,960.00  
ARB Valuation: \$105,000.00  
Owner's Fair Market Valuation: \$5,000.00
7. 10127 BRINWOOD DR WILLS POINT (Account Number: 40584)  
Initial Appraised Value: \$75,700.00  
ARB Valuation: \$75,700.00  
Owner's Fair Market Valuation: \$4,000.00
8. 8887 CRESTVIEW EST RD QUINLAN (Account Number: 43011)  
Initial Appraised Value: \$90,330.00  
ARB Valuation: \$80,000.00  
Owner's Fair Market Valuation: \$2,000.00
9. 417 E DALLAS ST WOLFE CITY (Account Number: 74726)  
Initial Appraised Value: \$67,910.00  
ARB Valuation: \$67,910.00  
Owner's Fair Market Valuation: \$1,800.00
10. 1400 GROVE DR WEST TAWAKONI (Account Number: 81561)  
Initial Appraised Value: \$101,520.00  
ARB Valuation: \$80,000.00  
Owner's Fair Market Valuation: \$3,500.00
11. 4112 FM 118 GREENVILLE (Account Number: 111565)  
Initial Appraised Value: \$213,230.00  
ARB Valuation: \$182,400.00  
Owner's Fair Market Valuation: \$8,000.00
12. CR 334 QUINLAN (Account Number: 113009)  
Initial Appraised Value: \$147,730.00  
ARB Valuation: \$147,730.00  
Owner's Fair Market Valuation: \$5,000.00

13. 1005 ENLOW CIR COMMERCE (Account Number: 117109)  
Initial Appraised Value: \$164,980.00  
ARB Valuation: \$164,980.00  
Owner's Fair Market Valuation: \$10,000.00
14. 1010 SOLOMON DR COMMERCE (Account Number: 117125)  
Initial Appraised Value: \$172,610.00  
ARB Valuation: \$172,610.00  
Owner's Fair Market Valuation: \$10,000.00
15. CR 3209 CAMPBELL (Account Number: 117820)  
Initial Appraised Value: \$95,550.00  
ARB Valuation: \$95,550.00  
Owner's Fair Market Valuation: \$5,000.00
16. 9647 MOFFITT LN QUINLAN (Account Number: 117854)  
Initial Appraised Value: \$128,140.00  
ARB Valuation: \$128,140.00  
Owner's Fair Market Valuation: \$7,000.00
17. 2768 S HWY 69 GREENVILLE (Account Number: 120484)  
Initial Appraised Value: \$51,740.00  
ARB Valuation: \$38,810.00  
Owner's Fair Market Valuation: \$1,000.00
18. FM 1532 LADONIA (Account Number: 123470)  
Initial Appraised Value: \$230,000.00  
ARB Valuation: \$220,000.00  
Owner's Fair Market Valuation: \$4,000.00
19. 3909 CR 2206 GREENVILLE (Account Number: 124395)  
Initial Appraised Value: \$134,580.00  
ARB Valuation: \$125,000.00  
Owner's Fair Market Valuation: \$6,000.00
20. 4465 GLADIS CANUP CROWELL RD ROYSE CITY (Account Number: 124948)  
Initial Appraised Value: \$247,590.00  
ARB Valuation: \$240,000.00  
Owner's Fair Market Valuation: \$3,000.00
21. 4386 CR 2596 ROYSE CITY (Account Number: 127882)  
Initial Appraised Value: \$239,170.00  
ARB Valuation: \$225,000.00  
Owner's Fair Market Valuation: \$6,500.00
22. POST OAK TRL QUINLAN (Account Number: 40585)  
Initial Appraised Value: \$33,070.00  
ARB Valuation: \$24,300.00  
Owner's Fair Market Valuation: \$2,000.00
23. CR 3209 Campbell (Account Number: 217577)  
Initial Appraised Value: \$130.00  
ARB Valuation: \$100.00  
Owner's Fair Market Valuation: \$10.00
24. 701 I-30 Greenville (Account Number: 26541)  
Initial Appraised Value: \$57,500.00  
ARB Valuation: \$43,130.00  
Owner's Fair Market Valuation: \$1,300.00

25. 728 Hillside Dr West Tawakoni (Account Number: 47948)  
Initial Appraised Value: \$26,260.00  
ARB Valuation: \$20,000.00  
Owner's Fair Market Valuation: \$1,800.00
26. 3909 CR 2206 Greenville, TX 75402 (Account Number: 124840)  
Initial Appraised Value: \$100  
ARB Valuation: \$100  
Owner's Fair Market Valuation: \$10

as is more fully shown by Plaintiff's Petition on file in this suit. The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates hereof, and make due return as the law directs. Issued and given under my hand and seal of said court at Greenville, Hunt County, Texas, this on this the 22<sup>nd</sup> day of March 2024.



Attest:  
SUSAN SPRADLING, District Clerk  
District Court, Hunt County, Texas

By Kelly Himmel Deputy

#### OFFICERS'S RETURN

Came to hand on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_ M. and executed the within citation by ~~publishing or~~ posting the same in the \_\_\_\_\_ Newspaper published in the County of Hunt, Texas, once previous to the return day hereof. Said ~~publication or~~ posting made respectively on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and a printed copy thereof is returned herewith.

FEES: Serving Citation \$ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
County, Texas

By \_\_\_\_\_ Deputy

93224

CAUSE NO. \_\_\_\_\_

<b>ZACHARY SADEGHIAN, as Agent</b>	§	<b>IN THE DISTRICT COURT</b>
<b>And Trustee of, KAMY Real Property</b>	§	
<b>Trust, Amy Sadeghian, Reram INC.</b>	§	
<b>Plaintiff,</b>	§	Hunt County - 354th District Court
	§	
<b>vs.</b>	§	
	§	<b>_____ JUDICIAL DISTRICT</b>
<b>HUNT COUNTY APPRAISAL,</b>	§	
<b>DISTRICT,</b>	§	
<b>Defendant.</b>	§	
	§	
	§	<b>HUNT COUNTY, TEXAS</b>

**PLAINTIFF'S ORIGINAL PETITION & REQUEST FOR DISCLOSURE**

**TO THE HONORABLE JUDGE OF SAID COURT:**

**COMES NOW, ZACHARY SADEGHIAN** ("Plaintiff"), as Agent and Trustee of Kamy Real Property Trust, Amy Sadeghian, Reram Inc., and complains of the **HUNT COUNTY APPRAISAL DISTRICT**, ("Defendant"), and would respectfully show the Court the following:

**I. DISCOVERY LEVEL**

1.01. Discovery in this case is intended to be conducted under **level 2** of rule 190 of the Texas Rules of Civil Procedure

**II. PARTIES**

2.01. Plaintiff is the owner of real property located in Hunt County, Texas, which is listed on the Defendant's appraisal rolls.

2.02. The Defendant is a duly organized and existing political subdivision of the State of Texas pursuant to the Texas Tax Code, including Section 6.01 et seq. The Defendant may be served with process by serving its **Chief Appraiser, Brent South**, or any officer or employee of the Defendant present at the Defendant's appraisal office at a time when it is open for business with the public. The Defendant's appraisal office is located at Hunt County Appraisal District, 4801

King St, Greenville TX, 75401-5520; Phone: (903) 454-3510.

### **III. JURISDICTION**

3.01. The Court has subject matter jurisdiction to hear this suit pursuant to Texas Property Tax Code § 42.01 et seq. Plaintiff has exhausted all available administrative remedies prior to bringing this appeal. All conditions precedent to the Court's acquisition and maintenance of jurisdiction over this appeal have been done or have occurred.

### **IV. VENUE**

4.01. The proper venue for this cause is in Hunt County, Texas pursuant to Texas Property Tax Code § 42.22, because the Orders Determining Protest being appealed or issued were issued, and notice received on or about December 22<sup>nd</sup>, 2023, by the Appraisal Review Board ("ARB") located in Hunt County, Texas.

### **V. PROPERTY DESCRIPTION**

5.01. At all times relevant to this cause of action, Plaintiff was and is the owner of certain real property ("Property") described as follows:

1. 909 W. Main St, Quinlan, Texas (Account Number: 98654)  
Initial Appraised Value: \$1,776,010.00  
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Initial Appraised Value: \$100  
ARB Valuation: \$100  
Owner's Fair Market Valuation: \$10

## **VI. FACTS AND ALLEGATIONS**

6.01. Plaintiff learned that Defendant made an appraisal on the market values of the Properties used by the relevant Taxing Units in Hunt County, Texas in assessing ad valorem property taxes. The Defendant appraised the values of the properties as set forth above in Part V above (see e.g., Initial Appraised Value(s)).

6.02 Pursuant to § 41.41 et se. of the Texas Property Tax Code, Plaintiff or its properly authorized property tax professional filed a timely protest of the Defendant's appraised values to the ARB.

6.03. Thereafter, Plaintiff appeared and presented evidence to the ARB to protest as excessive the appraised values placed on the Properties by the Defendant. Plaintiff's evidence demonstrated that the appraised values of the Property required by law was substantially less than the values placed on it by Defendant. The ARB issued Orders Determining Protest which affirmed the Defendant's values as set forth in Part IV above (see e.g., Owner's Far Market Valuation). The values of the Property

should have been reduced by the ARB for a total valuation as set forth in Part V above.

6.04. The ARB transmitted written Orders Determining Protest to Plaintiff which was received by Plaintiff or his authorized agent on or about the 22<sup>nd</sup> day of December 2023 Plaintiff, as property owner, is not required to have filed a written notice of appeal pursuant to Texas Property Tax Code § 42.06 with the Chief Appraiser of the Defendant.

6.05. The values placed on the Property represent a value grossly in excess of fair market values. The current appraised values are unfair and discriminatory, arrived at through the adoption, application, use and enforcement of a fundamentally erroneous and unlawful plan, method, and formula of valuation and assessment.

6.06. Plaintiff alleges that the adoption and use of such a fundamentally erroneous and unlawful plan for establishing the appraised values of the Property has resulted in an excessive valuation in violation of the Constitution, Texas Property Tax Code and Statutes of the State of Texas which provide that no property shall be assessed at values greater than its market value.

6.07. Plaintiff alleges that the values placed on the Property are based upon an appraisal method which is antiquated, unfair and erroneous and which does not take into account all relevant factors and indicators of market values, and that an appraisal so made is void, unlawful and should be cancelled and set aside.

6.08. Plaintiff alleges that the values placed on the Property are unequal compared to a sample of properties consisting of a reasonable number of other properties similarly situated to, or of the same general kind or character as the Property subject to this appeal, and such values do not reflect the unique and individual characteristics of the Property.

6.09. Alternatively, Plaintiff alleges that the levying of a tax on the Property based on a higher than fair market valuation is an unlawful levy, creates an illegal lien on the Property and is a

cloud on Plaintiff's title. Furthermore, Plaintiff may be compelled to pay property taxes based on an erroneous valuation unless the Court intervenes to prevent such injustice. Plaintiff seeks relief as is provided in the Texas Property Tax Code § 42.25 and § 42.26.

6.10. Plaintiff requests that the Court award it reasonable and necessary attorney's fees for prosecution of this appeal and any subsequent appeal from this Court's judgment to the Court of Appeals and/or the Texas Supreme Court.

6.11. In the alternative, Plaintiff petitions the Court to find that the Properties are inventory, and should be appraised at the market value of said inventory, which is the price it would sell as a unit to a purchaser who would continue the business.

## **VII. PLAINTIFF'S REQUEST FOR DISCLOSURE**

7.01. Pursuant to Rule 194 of the Texas Rules of Civil Procedure, Defendant, Hunt County Appraisal District, is requested to disclose, the information or material as set forth in said Rule 194 Texas Rules of Civil Procedure. A response to a request under Rule 194.2(f) is due according to Rule 195.2 of the Texas Rules of Civil Procedure. 7.02. The disclosures must be signed in accordance with Texas Rules of Civil Procedure, Rule 191.3, and delivered to the undersigned attorney. If Defendant, Hunt County Appraisal District, fails to comply with the requirements above, the Court may order sanctions against the Defendant in accordance with the Texas Rules of Civil Procedure

## **VIII. PRAYER**

8.01. **WHEREFORE, PREMISES CONSIDERED**, Plaintiff requests that Defendant be cited to appear herein and that:

1. An order be entered by the Court canceling and setting aside the decision of the

ARB;

2. An order be entered correcting the fair market values of the Property as required by law;

3. In the alternative, the Court make a determination that the property in question has been appraised unequally in comparison to the level of appraisals of the property in the Appraisal District and issue an order that the appraised values be changed to the values calculated on the basis of the median level of appraisal of those other properties located in the Appraisal District;

4. A mandatory injunction be issued compelling the Defendant to correct the 2022 appraisal roll to show the proper appraised values of the Property and requiring the assessor for each affected Taxing Unit to prepare and deliver a corrected tax bill based on the correct appraised values pursuant to the Texas Property Tax Code § 42.41 and § 42.42;

5. The Court enter such other orders as are necessary to preserve the rights protected by and imposed duties required by law;

6. Plaintiff recovers its reasonable attorney's fees pursuant to Texas Property Tax Code § 42.29;

7. Plaintiff receives a refund of taxes paid and interest pursuant to Texas Property Tax Code § 42.43;

8. Plaintiff recovers all costs of court in this cause expended or incorrect; and

9. Plaintiff have such other and further relief, general or special, legal or equitable, which Plaintiff may be justly entitled to receive.

10. Plaintiff's property values and tax rolls for 2022 be fixed at the fair market value as determined by this Court.

Respectfully submitted,

NICHOLAS R. SMITH LAW FIRM, PLLC  
1650 S. John King Blvd., Ofc Ste  
Rockwall, Texas 75032  
(T): (972) 656-0065  
(F): (972) 656-0064

By: /s/ Nicholas R. Smith  
Bar. No. 24063226  
[nicholassmithattorney@gmail.com](mailto:nicholassmithattorney@gmail.com)  
**ATTORNEY FOR PLAINTIFF**