

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

CALHOUN COUNTY APPRAISAL DIST  
PO BOX 49  
426 W MAIN STREET  
PORT LAVACA TX 77979-0049  
361-552-8808

info@calhouncad.org

BURRIS LUCAS LANGSTON  
PO BOX 93214  
AUSTIN TX 78709-3214



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/18/2024 AT: 9:00 AM  
APPRAISAL DISTRICT OFFICE  
426 W MAIN STREET  
PORT LAVACA TX 77979  
FOR QUESTIONS CONCERNING  
VALUES CALL PRITCHARD & ABBOTT  
832-243-9600

Protest Deadline: 5-30-2024  
ARB Hearing: 6-18-2024  
Owner: 105349 29

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR  
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE  
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

Dear Property Owner,  
The value of your property listed below is based on an appraisal date of January 1st of this year.

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY	C		20	160	Lease: 3004	Type: REAL Owner #: 105349
GROUNDWATER CD	C		20	160	Legal: TRAYLOR MAUDE B W#31	
CALHOUN ISD I&S	C		20	160	SILVERBROOK OPERATIN	
CALHOUN ISD M&O	C		20	160	AB 120 MALDONADO J	
PORT AUTHORITY	G C		20	160	RRC 3004	
					.001223 Royalty Interest	
					Category: G1	
					Railroad #: 3004	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$160 in 2024 as compared to \$1,700 in 2019 is a 90.59% decrease.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		20	136	24		
GROUNDWATER CD		20	136	24		
CALHOUN ISD I&S		20	136	24		
CALHOUN ISD M&O		20	136	24		
PORT AUTHORITY		0	160	0		

Additional Owner's Properties are continued on following page(s).

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.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. 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 population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

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

"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."

Sincerely,

PAUL SPAETH  
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY	C	360	1,080	Lease: 139303	Type: REAL	Owner #: 105349
GROUNDWATER CD	C	360	1,080	Legal: FRERICH'S F L W#02		
CALHOUN ISD I&S	C	360	1,080	TEXAS INDEPENDENT EX		
CALHOUN ISD M&O	C	360	1,080	AB 147 TIMMONS JOSEPH		
WCID #1	C	360	1,080	RRC 139303		
				.001106 Royalty Interest		
				Category: G1		
				Railroad #: 139303		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,080 in 2024 as compared to \$20 in 2019 is a 5300.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		360	648	432		
GROUNDWATER CD		360	648	432		
CALHOUN ISD I&S		360	648	432		
CALHOUN ISD M&O		360	648	432		
WCID #1		360	648	432		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY	C	480	1,440	Lease: 139303	Type: REAL	Owner #: 105349
GROUNDWATER CD	C	480	1,440	Legal: FRERICH'S F L W#02		
CALHOUN ISD I&S	C	480	1,440	TEXAS INDEPENDENT EX		
CALHOUN ISD M&O	C	480	1,440	AB 147 TIMMONS JOSEPH		
WCID #1	C	480	1,440	RRC 139303		
				.001474 Override Royalty		
				Category: G1		
				Railroad #: 139303		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,440 in 2024 as compared to \$20 in 2019 is a 7100.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		480	864	576		
GROUNDWATER CD		480	864	576		
CALHOUN ISD I&S		480	864	576		
CALHOUN ISD M&O		480	864	576		
WCID #1		480	864	576		

MINERAL APPRAISAL INFORMATION			LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY	C		10	70	Lease: 166338	Type: REAL	Owner #: 105349
GROUNDWATER CD	C		10	70	Legal: TRAYLOR MAUDE B W#36		
CALHOUN ISD I&S	C		10	70	SILVERBROOK OPERATIN		
CALHOUN ISD M&O	C		10	70	AB 120 MALDONADO J		
PORT AUTHORITY	G	C	10	70	RRC 166338		
					.001223 Royalty Interest		
					Category: G1		
					Railroad #: 166338		
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$70 in 2024 as compared to \$80 in 2019 is a 12.50% decrease.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		10		58	12		
GROUNDWATER CD		10		58	12		
CALHOUN ISD I&S		10		58	12		
CALHOUN ISD M&O		10		58	12		
PORT AUTHORITY		0		70	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	870	1,706	1,044		
GROUNDWATER CD	870	1,706	1,044		
CALHOUN ISD I&S	870	1,706	1,044		
CALHOUN ISD M&O	870	1,706	1,044		
PORT AUTHORITY	0	230	0		
WCID #1	840	1,512	1,008		