

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

UNION PACIFIC RAILROAD CO
%PROPERTY TAX DEPARTMENT
1400 DOUGLAS STREET STOP 1640
OMAHA NE 68179-1640



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: 12898 247
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		2,012,060	2,012,060	SEQ: 9900010	Type: PERSONAL	Owner #: 12898
GROUNDWATER CD		2,012,060	2,012,060	Legal: 3.73 MILES BRANCH TRACK		
CALHOUN ISD I&S		2,012,060	2,012,060			
CALHOUN ISD M&O		2,012,060	2,012,060	50364		
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		2,012,060	0	2,012,060		
GROUNDWATER CD		2,012,060	0	2,012,060		
CALHOUN ISD I&S		2,012,060	0	2,012,060		
CALHOUN ISD M&O		2,012,060	0	2,012,060		

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		3,355,240	3,355,240	SEQ: 9900020 Type: PERSONAL Owner #: 12898		
GROUNDWATER CD		3,355,240	3,355,240	Legal: 6.22 MILES BRANCH TRACK		
CALHOUN ISD I&S		3,355,240	3,355,240			
CALHOUN ISD M&O		3,355,240	3,355,240			
WCID #1		3,355,240	3,355,240	50365		
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		3,355,240	0	3,355,240		
GROUNDWATER CD		3,355,240	0	3,355,240		
CALHOUN ISD I&S		3,355,240	0	3,355,240		
CALHOUN ISD M&O		3,355,240	0	3,355,240		
WCID #1		3,355,240	0	3,355,240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		35,960	35,960	SEQ: 9900030 Type: PERSONAL Owner #: 12898		
GROUNDWATER CD		35,960	35,960	Legal: 0.10 MILES SIDE TRACK		
CALHOUN ISD I&S		35,960	35,960			
CALHOUN ISD M&O		35,960	35,960	12898		
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		35,960	0	35,960		
GROUNDWATER CD		35,960	0	35,960		
CALHOUN ISD I&S		35,960	0	35,960		
CALHOUN ISD M&O		35,960	0	35,960		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		204,980	204,980	SEQ: 9900040 Type: PERSONAL Owner #: 12898		
GROUNDWATER CD		204,980	204,980	Legal: 0.57 MILES SIDE TRACK		
CALHOUN ISD I&S		204,980	204,980			
CALHOUN ISD M&O		204,980	204,980			
WCID #1		204,980	204,980	12906		
				Category: J5 RAILROAD - CORRIDOR		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		204,980	0	204,980		
GROUNDWATER CD		204,980	0	204,980		
CALHOUN ISD I&S		204,980	0	204,980		
CALHOUN ISD M&O		204,980	0	204,980		
WCID #1		204,980	0	204,980		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		739,010	739,010	SEQ: 9900050 Type: PERSONAL Owner #: 12898	
GROUNDWATER CD		739,010	739,010	Legal: 1.37 MILES BRANCH TRACK	
PORT LAVACA CTY		739,010	739,010		
CALHOUN ISD I&S		739,010	739,010		
CALHOUN ISD M&O		739,010	739,010	50367	
PORT AUTHORITY		739,010	739,010	Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		739,010	0	739,010	
GROUNDWATER CD		739,010	0	739,010	
PORT LAVACA CTY		739,010	0	739,010	
CALHOUN ISD I&S		739,010	0	739,010	
CALHOUN ISD M&O		739,010	0	739,010	
PORT AUTHORITY		739,010	0	739,010	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		485,480	485,480	SEQ: 9900060 Type: PERSONAL Owner #: 12898	
GROUNDWATER CD		485,480	485,480	Legal: 0.90 MILES BRANCH TRACK	
CALHOUN ISD I&S		485,480	485,480		
CALHOUN ISD M&O		485,480	485,480		
PORT AUTHORITY		485,480	485,480	38352	
				Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		485,480	0	485,480	
GROUNDWATER CD		485,480	0	485,480	
CALHOUN ISD I&S		485,480	0	485,480	
CALHOUN ISD M&O		485,480	0	485,480	
PORT AUTHORITY		485,480	0	485,480	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		4,148,190	4,148,190	SEQ: 9900070 Type: PERSONAL Owner #: 12898	
GROUNDWATER CD		4,148,190	4,148,190	Legal: 7.69 MILES BRANCH TRACK	
CALHOUN ISD I&S		4,148,190	4,148,190		
CALHOUN ISD M&O		4,148,190	4,148,190		
PORT AUTHORITY		4,148,190	4,148,190	38306	
DRAINAGE DD #11		4,148,190	4,148,190	Category: J5 RAILROAD - CORRIDOR	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		4,148,190	0	4,148,190	
GROUNDWATER CD		4,148,190	0	4,148,190	
CALHOUN ISD I&S		4,148,190	0	4,148,190	
CALHOUN ISD M&O		4,148,190	0	4,148,190	
PORT AUTHORITY		4,148,190	0	4,148,190	
DRAINAGE DD #11		4,148,190	0	4,148,190	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
COUNTY	1,100,430	1,100,430	SEQ: 9900080 Type: PERSONAL Owner #: 12898
GROUNDWATER CD	1,100,430	1,100,430	Legal: 3.06 MILES SIDE TRACK
PORT LAVACA CTY	1,100,430	1,100,430	
CALHOUN ISD I&S	1,100,430	1,100,430	
CALHOUN ISD M&O	1,100,430	1,100,430	12926
PORT AUTHORITY	1,100,430	1,100,430	Category: J5 RAILROAD - CORRIDOR

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,100,430	0	1,100,430		
GROUNDWATER CD	1,100,430	0	1,100,430		
PORT LAVACA CTY	1,100,430	0	1,100,430		
CALHOUN ISD I&S	1,100,430	0	1,100,430		
CALHOUN ISD M&O	1,100,430	0	1,100,430		
PORT AUTHORITY	1,100,430	0	1,100,430		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	12,081,350	0	12,081,350		
GROUNDWATER CD	12,081,350	0	12,081,350		
CALHOUN ISD I&S	12,081,350	0	12,081,350		
CALHOUN ISD M&O	12,081,350	0	12,081,350		
WCID #1	3,560,220	0	3,560,220		
PORT LAVACA CTY	1,839,440	0	1,839,440		
PORT AUTHORITY	6,473,110	0	6,473,110		
DRAINAGE DD #11	4,148,190	0	4,148,190		