

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

MCGOWAN WORKING PARTNERS INC  
% KE ANDREWS & COMPANY  
2424 RIDGE ROAD  
ROCKWALL TX 75087



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:	2338 144
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	366,950	1,243,330	Lease: 691 Type: REAL Owner #: 2338
GROUNDWATER CD	C	366,950	1,243,330	Legal: DUNWOODY CHARLES
CALHOUN ISD I&S	C	366,950	1,243,330	MCGOWAN WORKING PART
CALHOUN ISD M&O	C	366,950	1,243,330	AB 36 SISNEROS A
				RRC 691
				Agent: 040
				.875000 Working Interest
				Category: G1
				Railroad #: 691
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$1,243,330 in 2024 as compared to \$160,220 in 2019 is a 676.01% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	366,950	802,990	440,340	
GROUNDWATER CD	366,950	802,990	440,340	
CALHOUN ISD I&S	366,950	802,990	440,340	
CALHOUN ISD M&O	366,950	802,990	440,340	

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	16,850	52,460	Lease: 703	Type: REAL Owner #: 2338
GROUNDWATER CD	C	16,850	52,460	Legal: BENNETT W H	
CALHOUN ISD I&S	C	16,850	52,460	MCGOWAN WORKING PART	
CALHOUN ISD M&O	C	16,850	52,460	AB 36 SISNEROS A	
				RRC 703	
					Agent: 040
				.875000 Working Interest	
				Category: G1	
				Railroad #: 703	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$52,460 in 2024 as compared to \$104,490 in 2019 is a 49.79% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	16,850	32,240	20,220		
GROUNDWATER CD	16,850	32,240	20,220		
CALHOUN ISD I&S	16,850	32,240	20,220		
CALHOUN ISD M&O	16,850	32,240	20,220		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY	C	54,920	136,320	Lease: 7419	Type: REAL Owner #: 2338
GROUNDWATER CD	C	54,920	136,320	Legal: BENNETT W H	
CALHOUN ISD I&S	C	54,920	136,320	MCGOWAN WORKING PART	
CALHOUN ISD M&O	C	54,920	136,320	AB 36 SISNEROS A	
				RRC 7419	
					Agent: 040
				.875000 Working Interest	
				Category: G1	
				Railroad #: 7419	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$136,320 in 2024 as compared to \$234,990 in 2019 is a 41.99% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	54,920	70,416	65,904		
GROUNDWATER CD	54,920	70,416	65,904		
CALHOUN ISD I&S	54,920	70,416	65,904		
CALHOUN ISD M&O	54,920	70,416	65,904		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY	C	306,160	909,160	Lease: 8146	Type: REAL Owner #: 2338
GROUNDWATER CD	C	306,160	909,160	Legal: DUNWOODY CHARLES W#11	
CALHOUN ISD I&S	C	306,160	909,160	MCGOWAN WORKING PART	
CALHOUN ISD M&O	C	306,160	909,160	AB 36 SISNEROS A	
				RRC 8146	
					Agent: 040
				.875000 Working Interest	
				Category: G1	
				Railroad #: 8146	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$909,160 in 2024 as compared to \$44,000 in 2019 is a 1966.27% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	306,160	541,768	367,392		
GROUNDWATER CD	306,160	541,768	367,392		
CALHOUN ISD I&S	306,160	541,768	367,392		
CALHOUN ISD M&O	306,160	541,768	367,392		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY	C	6,270	11,770	Lease: 136637	Type: REAL Owner #: 2338
GROUNDWATER CD	C	6,270	11,770	Legal: MARSHALL H T W#03	
CALHOUN ISD I&S	C	6,270	11,770	MCGOWAN WORKING PART	
CALHOUN ISD M&O	C	6,270	11,770	AB 36 SISNEROS A	
				RRC 136637	
					Agent: 040
				.875000 Working Interest	
				Category: G1	
				Railroad #: 136637	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$11,770 in 2024 as compared to \$6,950 in 2019 is a 69.35% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,270	4,246	7,524		
GROUNDWATER CD	6,270	4,246	7,524		
CALHOUN ISD I&S	6,270	4,246	7,524		
CALHOUN ISD M&O	6,270	4,246	7,524		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	751,150	1,451,660	901,380		
GROUNDWATER CD	751,150	1,451,660	901,380		
CALHOUN ISD I&S	751,150	1,451,660	901,380		
CALHOUN ISD M&O	751,150	1,451,660	901,380		

