

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

MILLER SARAH FRANCES
PO BOX 592313
SAN ANTONIO TX 78259



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: 331432 152
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	580	1,370	Lease: 691	Type: REAL	Owner #: 331432
GROUNDWATER CD	C	580	1,370	Legal: DUNWOODY CHARLES		
CALHOUN ISD I&S	C	580	1,370	MCGOWAN WORKING PART		
CALHOUN ISD M&O	C	580	1,370	AB 36 SISNEROS A		
				RRC 691		
				.000520 Royalty Interest		
				Category: G1		
				Railroad #: 691		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,370 in 2024 as compared to \$430 in 2019 is a 218.60% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		580	674	696		
GROUNDWATER CD		580	674	696		
CALHOUN ISD I&S		580	674	696		
CALHOUN ISD M&O		580	674	696		

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	270	670	Lease: 8146 Type: REAL Owner #: 331432
GROUNDWATER CD	C	270	670	Legal: DUNWOODY CHARLES W#11
CALHOUN ISD I&S	C	270	670	MCGOWAN WORKING PART
CALHOUN ISD M&O	C	270	670	AB 36 SISNEROS A RRC 8146
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000520 Royalty Interest
HB1984: The Appraised value of \$670 in 2024 as compared to \$110 in 2019 is a 509.09% increase.				Category: G1
				Railroad #: 8146
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	270	346	324	
GROUNDWATER CD	270	346	324	
CALHOUN ISD I&S	270	346	324	
CALHOUN ISD M&O	270	346	324	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	850	1,020	1,020		
GROUNDWATER CD	850	1,020	1,020		
CALHOUN ISD I&S	850	1,020	1,020		
CALHOUN ISD M&O	850	1,020	1,020		