

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

NAQUIN JEANNE NAQUIN LIFE EST  
1379 BURMA RD  
THIBODAUX      LA 70301-6185



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:      346706      158

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	60	2,670	Lease: 6463	Type: REAL	Owner #: 346706
GROUNDWATER CD	C	60	2,670	Legal: WELDER P H		
CALHOUN ISD I&S	C	60	2,670	FINALY RESOURCES LLC		
CALHOUN ISD M&O	C	60	2,670	AB 32 RIOS JOSE MARIA		
				RRC 6463		
				.002569 Royalty Interest		
				Category: G1		
				Railroad #: 6463		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
No 2019 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		60	2,598	72		
GROUNDWATER CD		60	2,598	72		
CALHOUN ISD I&S		60	2,598	72		
CALHOUN ISD M&O		60	2,598	72		

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	280	510	Lease: 8703	Type: REAL Owner #: 346706
GROUNDWATER CD	C	280	510	Legal: P W L R W#1 UNIT	
CALHOUN ISD I&S	C	280	510	ROYAL PRODUCTION CO	
CALHOUN ISD M&O	C	280	510	AB 72 GUATNEY A M	
				RRC 8703	
				.000429 Royalty Interest	
				Category: G1	
				Railroad #: 8703	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$510 in 2024 as compared to \$920 in 2019 is a 44.57% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	280	174	336		
GROUNDWATER CD	280	174	336		
CALHOUN ISD I&S	280	174	336		
CALHOUN ISD M&O	280	174	336		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY			1,220	Lease: 850033	Type: REAL Owner #: 346706
GROUNDWATER CD			1,220	Legal: P W L R W#2 UNIT	
CALHOUN ISD I&S			1,220	ROYAL PRODUCTION CO	
CALHOUN ISD M&O			1,220	AB 72 GUATNEY A M	
				RRC 8703	
				.000605 Royalty Interest	
				Category: G1	
				Railroad #: 8703	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	1,220		
GROUNDWATER CD	0	0	1,220		
CALHOUN ISD I&S	0	0	1,220		
CALHOUN ISD M&O	0	0	1,220		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	340	2,772	1,628		
GROUNDWATER CD	340	2,772	1,628		
CALHOUN ISD I&S	340	2,772	1,628		
CALHOUN ISD M&O	340	2,772	1,628		