

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

HAHN DAVID D TRUST
DAVID D HAHN TRUSTEE
545 HACKBERRY BND
PORT LAVACA TX 77979-5623



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: 535186 93

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	12,140	51,590	Lease: 1	Type: REAL	Owner #: 535186
GROUNDWATER CD	C	12,140	51,590	Legal: HAHN W#02		
CALHOUN ISD I&S	C	12,140	51,590	KEBO OIL & GAS INC		
CALHOUN ISD M&O	C	12,140	51,590	AB 146 TILLEY J P		
PORT AUTHORITY	C	12,140	51,590	RRC 8795 UNIT 9908795		
DRAINAGE DD #10	C	12,140	51,590	.024833 Royalty Interest		
				Category: G1		
				Railroad #: 8795		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$51,590 in 2024 as compared to \$15,350 in 2019 is a 236.09% increase.						
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	12,140	37,022	14,568			
GROUNDWATER CD	12,140	37,022	14,568			
CALHOUN ISD I&S	12,140	37,022	14,568			
CALHOUN ISD M&O	12,140	37,022	14,568			
PORT AUTHORITY	12,140	37,022	14,568			
DRAINAGE DD #10	12,140	37,022	14,568			

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	19,610	22,740	Lease: 850028 Type: REAL	Owner #: 535186	
GROUNDWATER CD	19,610	22,740	Legal: DOUBLE DOWN W#1		
CALHOUN ISD I&S	19,610	22,740	KEBO OIL & GAS INC		
CALHOUN ISD M&O	19,610	22,740	AB 146 TILLY J P		
PORT AUTHORITY	19,610	22,740	RRC 12403		
DRAINAGE DD #10	19,610	22,740			
No 2019 Hist			.045939 Royalty Interest		
			Category: G1		
			Railroad #: 12403		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	19,610	0	22,740		
GROUNDWATER CD	19,610	0	22,740		
CALHOUN ISD I&S	19,610	0	22,740		
CALHOUN ISD M&O	19,610	0	22,740		
PORT AUTHORITY	19,610	0	22,740		
DRAINAGE DD #10	19,610	0	22,740		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	31,750	37,022	37,308		
GROUNDWATER CD	31,750	37,022	37,308		
CALHOUN ISD I&S	31,750	37,022	37,308		
CALHOUN ISD M&O	31,750	37,022	37,308		
PORT AUTHORITY	31,750	37,022	37,308		
DRAINAGE DD #10	31,750	37,022	37,308		