

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

JOHNSON CHERYL D TRUST  
%CHERYL JOHNSON D TRUSTEE  
20899 HATCHETT RD  
HARLINGEN TX 78552-4014



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: 538002 119

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 #: 538002
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		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.024833 Royalty Interest	
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 #: 538002	
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		