

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

WELDER KATHERINE HUGHES  
1903 BON AIRE AVE  
VICTORIA TX 77901-4200



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: 558088 252

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	510	23,860	Lease: 6463	Type: REAL	Owner #: 558088
GROUNDWATER CD	C	510	23,860	Legal: WELDER P H		
CALHOUN ISD I&S	C	510	23,860	FINALY RESOURCES LLC		
CALHOUN ISD M&O	C	510	23,860	AB 32 RIOS JOSE MARIA		
				RRC 6463		
				.022996 Royalty Interest		
				Category: G1		
				Railroad #: 6463		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$23,860 in 2024 as compared to \$40 in 2019 is a 59550.00% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		510	23,248	612		
GROUNDWATER CD		510	23,248	612		
CALHOUN ISD I&S		510	23,248	612		
CALHOUN ISD M&O		510	23,248	612		

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	16,820	30,020	Lease: 8703	Type: REAL Owner #: 558088
GROUNDWATER CD	C	16,820	30,020	Legal: P W L R W#1 UNIT	
CALHOUN ISD I&S	C	16,820	30,020	ROYAL PRODUCTION CO	
CALHOUN ISD M&O	C	16,820	30,020	AB 72 GUATNEY A M	
				RRC 8703	
				.025431 Royalty Interest	
				Category: G1	
				Railroad #: 8703	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$30,020 in 2024 as compared to \$54,750 in 2019 is a 45.17% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	16,820	9,836	20,184		
GROUNDWATER CD	16,820	9,836	20,184		
CALHOUN ISD I&S	16,820	9,836	20,184		
CALHOUN ISD M&O	16,820	9,836	20,184		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY	C	11,200	31,330	Lease: 8709	Type: REAL Owner #: 558088
GROUNDWATER CD	C	11,200	31,330	Legal: BP CHEMICALS W#1	
CALHOUN ISD I&S	C	11,200	31,330	ROYAL PRODUCTION CO	
CALHOUN ISD M&O	C	11,200	31,330	AB 72 GWATNEY A M	
				RRC 8709	
				.017939 Royalty Interest	
				Category: G1	
				Railroad #: 8709	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$31,330 in 2024 as compared to \$12,750 in 2019 is a 145.73% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	11,200	17,890	13,440		
GROUNDWATER CD	11,200	17,890	13,440		
CALHOUN ISD I&S	11,200	17,890	13,440		
CALHOUN ISD M&O	11,200	17,890	13,440		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY			51,010	Lease: 850033	Type: REAL Owner #: 558088
GROUNDWATER CD			51,010	Legal: P W L R W#2 UNIT	
CALHOUN ISD I&S			51,010	ROYAL PRODUCTION CO	
CALHOUN ISD M&O			51,010	AB 72 GUATNEY A M	
				RRC 8703	
				.025378 Royalty Interest	
				Category: G1	
				Railroad #: 8703	
No 2019 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	51,010		
GROUNDWATER CD	0	0	51,010		
CALHOUN ISD I&S	0	0	51,010		
CALHOUN ISD M&O	0	0	51,010		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	28,530	50,974	85,246		
GROUNDWATER CD	28,530	50,974	85,246		
CALHOUN ISD I&S	28,530	50,974	85,246		
CALHOUN ISD M&O	28,530	50,974	85,246		