

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

HELENA AGRI-ENTERPRISES LLC
% MODERN TAX GROUP
7557 RAMBLER ROAD SUITE 1000
DALLAS TX 75231-2301



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: 580098 103

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	1,740,580	2,000,000	SEQ: 9900020 Type: PERSONAL Owner #: 580098
GROUNDWATER CD	1,740,580	2,000,000	Legal: TANKS & EQUIPMENT
PORT LAVACA CTY	1,740,580	2,000,000	111 PINTA PORT LAVACA
CALHOUN ISD I&S	1,740,580	2,000,000	
CALHOUN ISD M&O	1,740,580	2,000,000	
PORT AUTHORITY	1,740,580	2,000,000	Agent: 287
			Category: L2G INDUS.- MACHINERY & EQUIPMENT

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,740,580	0	2,000,000		
GROUNDWATER CD	1,740,580	0	2,000,000		
PORT LAVACA CTY	1,740,580	0	2,000,000		
CALHOUN ISD I&S	1,740,580	0	2,000,000		
CALHOUN ISD M&O	1,740,580	0	2,000,000		
PORT AUTHORITY	1,740,580	0	2,000,000		

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		850	880	SEQ: 9900025 Type: PERSONAL Owner #: 580098		
GROUNDWATER CD		850	880	Legal: INVENTORY		
CALHOUN ISD I&S		850	880	1012 BAUER RD		
CALHOUN ISD M&O		850	880			
PORT AUTHORITY		850	880			
				Agent: 287		
				Category: L2C INDUS.- INVENTORY		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		850	0	880		
GROUNDWATER CD		850	0	880		
CALHOUN ISD I&S		850	0	880		
CALHOUN ISD M&O		850	0	880		
PORT AUTHORITY		850	0	880		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		8,912,430	6,169,320	SEQ: 9900030 Type: PERSONAL Owner #: 580098		
GROUNDWATER CD		8,912,430	6,169,320	Legal: INVENTORY		
PORT LAVACA CTY		8,912,430	6,169,320	208 MONTIER		
CALHOUN ISD I&S		8,912,430	6,169,320			
CALHOUN ISD M&O		8,912,430	6,169,320			
PORT AUTHORITY		8,912,430	6,169,320			
				Agent: 287		
				Category: L2C INDUS.- INVENTORY		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		8,912,430	0	6,169,320		
GROUNDWATER CD		8,912,430	0	6,169,320		
PORT LAVACA CTY		8,912,430	0	6,169,320		
CALHOUN ISD I&S		8,912,430	0	6,169,320		
CALHOUN ISD M&O		8,912,430	0	6,169,320		
PORT AUTHORITY		8,912,430	0	6,169,320		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY		14,140	9,790	SEQ: 9900035 Type: PERSONAL Owner #: 580098		
GROUNDWATER CD		14,140	9,790	Legal: INVENTORY		
CALHOUN ISD I&S		14,140	9,790	2301 FM 1593		
CALHOUN ISD M&O		14,140	9,790			
PORT AUTHORITY		14,140	9,790			
				Agent: 287		
				Category: L2C INDUS.- INVENTORY		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		14,140	0	9,790		
GROUNDWATER CD		14,140	0	9,790		
CALHOUN ISD I&S		14,140	0	9,790		
CALHOUN ISD M&O		14,140	0	9,790		
PORT AUTHORITY		14,140	0	9,790		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
COUNTY	5,362,700	5,518,170	Seq: 9900040 Type: REAL Owner #: 580098
GROUNDWATER CD	5,362,700	5,518,170	Legal: LEASEHOLD IMPROVEMENTS
PORT LAVACA CTY	5,362,700	5,518,170	208 MONTIER
CALHOUN ISD I&S	5,362,700	5,518,170	
CALHOUN ISD M&O	5,362,700	5,518,170	92752
PORT AUTHORITY	5,362,700	5,518,170	Agent: 287
No 2019 Hist			Category: F2A REAL - INDUST IMPS ON LSD LAND
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,362,700	0	5,518,170
GROUNDWATER CD	5,362,700	0	5,518,170
PORT LAVACA CTY	5,362,700	0	5,518,170
CALHOUN ISD I&S	5,362,700	0	5,518,170
CALHOUN ISD M&O	5,362,700	0	5,518,170
PORT AUTHORITY	5,362,700	0	5,518,170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
COUNTY		750	SEQ: 9900045 Type: PERSONAL Owner #: 580098
GROUNDWATER CD		750	Legal: F&F, COMPUTER & OFFICE EQUIP
PORT LAVACA CTY		750	111 PINTA
CALHOUN ISD I&S		750	
CALHOUN ISD M&O		750	
PORT AUTHORITY		750	Agent: 287
			Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	750
GROUNDWATER CD	0	0	750
PORT LAVACA CTY	0	0	750
CALHOUN ISD I&S	0	0	750
CALHOUN ISD M&O	0	0	750
PORT AUTHORITY	0	0	750

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,030,700	0	13,698,910		
GROUNDWATER CD	16,030,700	0	13,698,910		
PORT LAVACA CTY	16,015,710	0	13,688,240		
CALHOUN ISD I&S	16,030,700	0	13,698,910		
CALHOUN ISD M&O	16,030,700	0	13,698,910		
PORT AUTHORITY	16,030,700	0	13,698,910		

