

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

PCL CONSTRUCTION
% RYAN LLC
PO BOX 4900 DEPT 500
SCOTTSDALE AZ 85261-4900



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: 580281	174
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	1,000	5,000	SEQ: 9900010 Type: PERSONAL Owner #: 580281
GROUNDWATER CD	1,000	5,000	Legal: SUPPLIES
PNT COMFORT CTY	1,000	5,000	
CALHOUN ISD I&S	1,000	5,000	
CALHOUN ISD M&O	1,000	5,000	94375
PORT AUTHORITY	1,000	5,000	Agent: 203
			Category: L2C INDUS.- INVENTORY

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,000	0	5,000		
GROUNDWATER CD	1,000	0	5,000		
PNT COMFORT CTY	1,000	0	5,000		
CALHOUN ISD I&S	1,000	0	5,000		
CALHOUN ISD M&O	1,000	0	5,000		
PORT AUTHORITY	1,000	0	5,000		

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		127,180	282,880	SEQ: 9900020 Type: PERSONAL Owner #: 580281	
GROUNDWATER CD		127,180	282,880	Legal: VEHICLES	
PNT COMFORT CTY		127,180	282,880		
CALHOUN ISD I&S		127,180	282,880		
CALHOUN ISD M&O		127,180	282,880	94376	
PORT AUTHORITY		127,180	282,880	Agent: 203	
				Category: L2M INDUS.- VEHICLES, TO 1 TON	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	127,180	0	282,880		
GROUNDWATER CD	127,180	0	282,880		
PNT COMFORT CTY	127,180	0	282,880		
CALHOUN ISD I&S	127,180	0	282,880		
CALHOUN ISD M&O	127,180	0	282,880		
PORT AUTHORITY	127,180	0	282,880		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		596,270	944,330	SEQ: 9900030 Type: PERSONAL Owner #: 580281	
GROUNDWATER CD		596,270	944,330	Legal: M&E	
PNT COMFORT CTY		596,270	944,330		
CALHOUN ISD I&S		596,270	944,330		
CALHOUN ISD M&O		596,270	944,330	94377	
PORT AUTHORITY		596,270	944,330	Agent: 203	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	596,270	0	944,330		
GROUNDWATER CD	596,270	0	944,330		
PNT COMFORT CTY	596,270	0	944,330		
CALHOUN ISD I&S	596,270	0	944,330		
CALHOUN ISD M&O	596,270	0	944,330		
PORT AUTHORITY	596,270	0	944,330		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		19,260	76,700	SEQ: 9900040 Type: PERSONAL Owner #: 580281	
GROUNDWATER CD		19,260	76,700	Legal: COMPUTERS	
PNT COMFORT CTY		19,260	76,700		
CALHOUN ISD I&S		19,260	76,700		
CALHOUN ISD M&O		19,260	76,700	94378	
PORT AUTHORITY		19,260	76,700	Agent: 203	
				Category: L2J INDUS.- FURNITURE & FIXTURES	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	19,260	0	76,700		
GROUNDWATER CD	19,260	0	76,700		
PNT COMFORT CTY	19,260	0	76,700		
CALHOUN ISD I&S	19,260	0	76,700		
CALHOUN ISD M&O	19,260	0	76,700		
PORT AUTHORITY	19,260	0	76,700		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	743,710	0	1,308,910		
GROUNDWATER CD	743,710	0	1,308,910		
PNT COMFORT CTY	743,710	0	1,308,910		
CALHOUN ISD I&S	743,710	0	1,308,910		
CALHOUN ISD M&O	743,710	0	1,308,910		
PORT AUTHORITY	743,710	0	1,308,910		