

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

ANGEL OPERATING LLC
PO BOX 74141
METAIRIE LA 70033



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: 580289 8

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			7,810	Lease: 133415	Type: REAL	Owner #: 580289
GROUNDWATER CD			7,810	Legal: TRAYLOR MAUDE B W#10		
CALHOUN ISD I&S			7,810	ANGEL OPERATING LLC		
CALHOUN ISD M&O			7,810	AB 11 DIMITT PHILLIP		
PORT AUTHORITY			7,810	RRC 133415		
No 2019 Hist				.812500 Working Interest		
				Category: G1		
				Railroad #: 133415		
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0		0	7,810		
GROUNDWATER CD	0		0	7,810		
CALHOUN ISD I&S	0		0	7,810		
CALHOUN ISD M&O	0		0	7,810		
PORT AUTHORITY	0		0	7,810		

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 GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY No 2019 Hist		12,550 12,550 12,550 12,550 12,550	Lease: 234224 Type: REAL Owner #: 580289 Legal: TRAYLOR MAUDE B "B" W#07 ANGEL OPERATING LLC AB 37 SUTHERLAND T S RRC 11497 .732500 Working Interest Category: G1 Railroad #: 11497
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY	0 0 0 0 0	0 0 0 0 0	12,550 12,550 12,550 12,550 12,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY No 2019 Hist		7,810 7,810 7,810 7,810 7,810	Lease: 237664 Type: REAL Owner #: 580289 Legal: TRAYLOR MAUDE B W#09 ANGEL OPERATING LLC AB 37 SUTHERLAND T S RRC 237664 .732500 Working Interest Category: G1 Railroad #: 237664
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY	0 0 0 0 0	0 0 0 0 0	7,810 7,810 7,810 7,810 7,810

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY No 2019 Hist		9,250 9,250 9,250 9,250 9,250	Lease: 259742 Type: REAL Owner #: 580289 Legal: MAUDE B TRAYLOR W#02 ANGEL OPERATING LLC AB 120 MALDONADO J RRC 259742 .699000 Working Interest Category: G1 Railroad #: 259742
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY	0 0 0 0 0	0 0 0 0 0	9,250 9,250 9,250 9,250 9,250

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION		
COUNTY GROUNDWATER CD CALHOUN ISD I&S CALHOUN ISD M&O PORT AUTHORITY <						

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	49,970		
GROUNDWATER CD	0	0	49,970		
CALHOUN ISD I&S	0	0	49,970		
CALHOUN ISD M&O	0	0	49,970		
PORT AUTHORITY	0	0	49,970		

