

PAUL SPAETH
CALHOUN COUNTY APPRAISAL DIST
PO BOX 49
426 W MAIN STREET
PORT LAVACA TX 77979-0049
361-552-8808

APPRAISAL YEAR 2026

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/15/2026 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: 6/22/2026
ARB Hearing: 7/15/2026
Owner: 38203 42
VISIT WWW.PANDAI.COM AND SELECT MINERAL
OR PERSONAL PROPERTY APPRAISAL ACCESS
FOR LIVE APPRAISAL VALUES, REPORTS, AND
MINERAL FAQ'S.

info@calhouncad.org

POINT COMFORT & NORTHERN RR
% RYAN LLC
100 CONGRESS AVE STE 1900
AUSTIN TX 78701-1900



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 2026	Property Description	
COUNTY	145D1	127,730	127,730	SEQ: 9900010	Owner #: 38203
GROUNDWATER CD	145D1	127,730	127,730	Legal: 2.8385 MILES MAIN TRACK	
CALHOUN ISD I&S	145D1	127,730	127,730		
CALHOUN ISD M&O	145D1	127,730	127,730		
PORT AUTHORITY	145D1	127,730	127,730	50366	Agent: 524
Deductions: (145D1) = HB9 EXEMPTION				Category: J5 RAILROAD - CORRIDOR	Rendered: Yes
PROPOSED TAXABLE VALUE MAY CHANGE BASED ON ANY HB9 EXEMPTIONS THE PROPERTY COULD QUALIFY FOR.					
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	127,730	125,000	2,730		
GROUNDWATER CD	127,730	125,000	2,730		
CALHOUN ISD I&S	127,730	125,000	2,730		
CALHOUN ISD M&O	127,730	125,000	2,730		
PORT AUTHORITY	127,730	125,000	2,730		

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 2026	Property Description
COUNTY	77,850	77,850	SEQ: 9900020 Owner #: 38203
GROUNDWATER CD	77,850	77,850	Legal: 1.73 MILES MAIN TRACK
PNT COMFORT CTY 145D1	77,850	77,850	
CALHOUN ISD I&S	77,850	77,850	
CALHOUN ISD M&O	77,850	77,850	38203
PORT AUTHORITY	77,850	77,850	Agent: 524
Deductions: (145D1) = HB9 EXEMPTION			Category: J5 RAILROAD - CORRIDOR
PROPOSED TAXABLE VALUE MAY CHANGE BASED ON ANY HB9 EXEMPTIONS THE PROPERTY COULD QUALIFY FOR			Rendered: Yes
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	77,850	0	77,850
GROUNDWATER CD	77,850	0	77,850
PNT COMFORT CTY	77,850	77,850	0
CALHOUN ISD I&S	77,850	0	77,850
CALHOUN ISD M&O	77,850	0	77,850
PORT AUTHORITY	77,850	0	77,850

Mineral Appraisal Information	Last Year	PROPOSED 2026	Property Description
COUNTY	138,300	138,300	SEQ: 9900030 Owner #: 38203
GROUNDWATER CD	138,300	138,300	Legal: 4.6101 MILES SIDE TRACK
CALHOUN ISD I&S	138,300	138,300	
CALHOUN ISD M&O	138,300	138,300	
PORT AUTHORITY	138,300	138,300	70107
			Agent: 524
			Category: J5 RAILROAD - CORRIDOR
			Rendered: Yes
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	138,300	0	138,300
GROUNDWATER CD	138,300	0	138,300
CALHOUN ISD I&S	138,300	0	138,300
CALHOUN ISD M&O	138,300	0	138,300
PORT AUTHORITY	138,300	0	138,300

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	343,880	125,000	218,880		
GROUNDWATER CD	343,880	125,000	218,880		
CALHOUN ISD I&S	343,880	125,000	218,880		
CALHOUN ISD M&O	343,880	125,000	218,880		
PORT AUTHORITY	343,880	125,000	218,880		
PNT COMFORT CTY	77,850	77,850			