

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 6/18/2026 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: 5/28/2026
ARB Hearing: 6/18/2026
Owner: 580168 21
VISIT WWW.PANDAI.COM AND SELECT MINERAL
OR PERSONAL PROPERTY APPRAISAL ACCESS
FOR LIVE APPRAISAL VALUES, REPORTS, AND
MINERAL FAQ'S.

info@calhouncad.org

UNION CARBIDE CORP
% 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	100,556,730	108,555,260	SEQ: 9900005 Owner #: 580168
GROUNDWATER CD	100,556,730	108,555,260	Legal: CATALYST PLANT
CALHOUN ISD I&S	100,556,730	108,555,260	VLA 1168
CALHOUN ISD M&O	100,556,730	108,555,260	
WCID #1	100,556,730	108,555,260	90701 Agent: 548
			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS \$30,000,000 School VLA Agreement Rendered: Yes

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100,556,730	0	108,555,260
GROUNDWATER CD	100,556,730	0	108,555,260
CALHOUN ISD I&S	100,556,730	0	108,555,260
CALHOUN ISD M&O	100,556,730	0	30,000,000
WCID #1	100,556,730	0	108,555,260

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