

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: 580344 22  
VISIT WWW.PANDAI.COM AND SELECT MINERAL  
OR PERSONAL PROPERTY APPRAISAL ACCESS  
FOR LIVE APPRAISAL VALUES, REPORTS, AND  
MINERAL FAQ'S.

[info@calhouncad.org](mailto: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 A	0	153,520,830	SEQ: 9900005 Owner #: 580344
GROUNDWATER CD	144,616,230	153,520,830	Legal: PROCESS IMPROVEMENTS
CALHOUN ISD I&S	144,616,230	153,520,830	VLA #1967
CALHOUN ISD M&O	144,616,230	153,520,830	ABATEMENT
WCID #1	144,616,230	153,520,830	PROJECT SANTORINI
			Agent: 548
Deductions: A=ABATEMENT EXEMPTION			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	144,616,230	153,520,830	0
GROUNDWATER CD	144,616,230	0	153,520,830
CALHOUN ISD I&S	144,616,230	0	153,520,830
CALHOUN ISD M&O	144,616,230	0	30,000,000
WCID #1	144,616,230	0	153,520,830

*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