

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: 580404 52
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	145B	0	28,719,320	SEQ: 9900005 Owner #: 580404
GROUNDWATER CD	F 145B	0	28,719,320	Legal: INVENTORY
CALHOUN ISD I&S	145B	0	28,719,320	@6405 SH 185, PORT LAVACA
CALHOUN ISD M&O	145B	0	28,719,320	FREEPORT 88.94% 2026
WCID #1	145B	0	28,719,320	*NEW FOR 2026*
Deductions: F=FREEPORT EXEMPTION (145B) = HB9 EXEMPTION				Agent: 548
PROPOSED TAXABLE VALUE MAY CHANGE BASED ON ANY HB9 EXEMPTIONS THE PROPERTY COULD QUALIFY FOR.				Category: L2C INDUS.- INVENTORY
				Rendered: Yes
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	125,000	28,594,320	
GROUNDWATER CD	0	25,667,960	3,051,360	
CALHOUN ISD I&S	0	125,000	28,594,320	
CALHOUN ISD M&O	0	125,000	28,594,320	
WCID #1	0	125,000	28,594,320	

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	0	777,320	SEQ: 9900010 Owner #: 580404
GROUNDWATER CD	0	777,320	Legal: SUPPLIES
CALHOUN ISD I&S	0	777,320	@6405 SH 185, PORT LAVACA
CALHOUN ISD M&O	0	777,320	
WCID #1	0	777,320	*NEW FOR 2026* Agent: 548
			Category: L2C INDUS.- INVENTORY Rendered: Yes

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	777,320
GROUNDWATER CD	0	0	777,320
CALHOUN ISD I&S	0	0	777,320
CALHOUN ISD M&O	0	0	777,320
WCID #1	0	0	777,320

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY		125,000	29,371,640		
GROUNDWATER CD		25,667,960	3,828,680		
CALHOUN ISD I&S		125,000	29,371,640		
CALHOUN ISD M&O		125,000	29,371,640		
WCID #1		125,000	29,371,640		