

This is NOT a Tax Statement      **Notice Of Appraised Value**      Do NOT Pay From This Notice

AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

HYDRO CONDUIT OF TEXAS LP  
% DUCHARME MCMILLEN & ASSOC IN  
PO BOX 80615  
INDIANAPOLIS IN 46280



APPRAISAL YEAR 2024	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/24/2024 AT: 9:00 AM
AUSTIN COUNTY APPRAISAL DIST	
906 E AMELIA	
BELLVILLE TX 77418	
QUESTIONS CONCERNING MINERAL	
VALUES, CONTACT PRITCHARD &	
ABBOTT AT 832-243-9600	
Protest Deadline:	6-03-2024
ARB Hearing:	6-24-2024
Owner:	17431 495
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		1,186,600	1,388,000	Seq: 9900010    Type: REAL    Owner #: 17431	
FM RD		1,186,600	1,388,000	Legal: 16ILDINGS & SITE IMPROVEMENTS	
SPEC RD/BRIDGE		1,186,600	1,388,000	2839 HWY 36 SEALY	
SEALY ISD		1,186,600	1,388,000		
AUSTIN CO PREC3		1,186,600	1,388,000	22458	
AUST CO ESD #2		1,186,600	1,388,000	Agent: 123	
Category:        F2        REAL - INDUSTRIAL IMPROVEMENTS					
HB1984: The Appraised value of \$1,388,000 in 2024 as compared to \$893,740 in 2019 is a 55.30% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,186,600	0	1,388,000	
FM RD		1,186,600	0	1,388,000	
SPEC RD/BRIDGE		1,186,600	0	1,388,000	
SEALY ISD		1,186,600	0	1,388,000	
AUSTIN CO PREC3		1,186,600	0	1,388,000	
AUST CO ESD #2		1,186,600	0	1,388,000	

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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,

GREG COOK  
Chief Appraiser

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COUNTY		1,186,600	1,388,000	Seq: 9900010    Type: REAL    Owner #: 17431	
FM RD		1,186,600	1,388,000	Legal: 16ILDINGS & SITE IMPROVEMENTS	
SPEC RD/BRIDGE		1,186,600	1,388,000	2839 HWY 36 SEALY	
SEALY ISD		1,186,600	1,388,000		
AUSTIN CO PREC3		1,186,600	1,388,000	22458	
AUST CO ESD #2		1,186,600	1,388,000	Agent: 123	
				Category: F2    REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$1,388,000 in 2024 as compared to \$893,740 in 2019 is a 55.30% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,186,600	0	1,388,000		
FM RD	1,186,600	0	1,388,000		
SPEC RD/BRIDGE	1,186,600	0	1,388,000		
SEALY ISD	1,186,600	0	1,388,000		
AUSTIN CO PREC3	1,186,600	0	1,388,000		
AUST CO ESD #2	1,186,600	0	1,388,000		

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APPRAISAL YEAR 2024

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PROTESTS ON 7/12/2024 AT 9:00 AM  
AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE TX 77418  
QUESTIONS CONCERNING MINERAL  
VALUES, CONTACT PRITCHARD &  
ABBOTT AT 832-243-9600  
Protest Deadline: 6/21/2024  
ARB Hearing: 7/12/2024  
Owner: 17431 25  
VISIT WWW.PANDAI.COM AND SELECT MINERAL  
OR PERSONAL PROPERTY APPRAISAL ACCESS  
FOR LIVE APPRAISAL VALUES, REPORTS, AND  
MINERAL FAQ'S.

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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	24,440	24,560	SEQ: 9900020 Owner #: 17431
FM RD	24,440	24,560	Legal: FURNITURE & FIXT / COMPUTERS
SPEC RD/BRIDGE	24,440	24,560	2839 HWY 36 SEALY
SEALY ISD	24,440	24,560	
AUSTIN CO PREC3	24,440	24,560	9005973
AUST CO ESD #2	24,440	24,560	Agent: 123
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	24,440	0	24,560		
FM RD	24,440	0	24,560		
SPEC RD/BRIDGE	24,440	0	24,560		
SEALY ISD	24,440	0	24,560		
AUSTIN CO PREC3	24,440	0	24,560		
AUST CO ESD #2	24,440	0	24,560		

Additional Owner's properties are continued on following page(s).

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Sincerely,

GREG COOK  
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	78,170	69,290	SEQ: 9900025 Owner #: 17431
FM RD	78,170	69,290	Legal: AUTOS & TRAILERS
SPEC RD/BRIDGE	78,170	69,290	2839 HWY 36 SEALY
SEALY ISD	78,170	69,290	
AUSTIN CO PREC3	78,170	69,290	9005974
AUST CO ESD #2	78,170	69,290	Agent: 123
			Category: L2M INDUS.- VEHICLES, TO 1 TON
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	78,170	0	69,290
FM RD	78,170	0	69,290
SPEC RD/BRIDGE	78,170	0	69,290
SEALY ISD	78,170	0	69,290
AUSTIN CO PREC3	78,170	0	69,290
AUST CO ESD #2	78,170	0	69,290

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	76,850	74,480	SEQ: 9900030 Owner #: 17431
FM RD	76,850	74,480	Legal: SUPPLIES & PARTS
SPEC RD/BRIDGE	76,850	74,480	2839 HWY 36 SEALY
SEALY ISD	76,850	74,480	
AUSTIN CO PREC3	76,850	74,480	9005975
AUST CO ESD #2	76,850	74,480	Agent: 123
			Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	76,850	0	74,480
FM RD	76,850	0	74,480
SPEC RD/BRIDGE	76,850	0	74,480
SEALY ISD	76,850	0	74,480
AUSTIN CO PREC3	76,850	0	74,480
AUST CO ESD #2	76,850	0	74,480

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	2,996,070	3,337,380	SEQ: 9900070 Owner #: 17431
FM RD	2,996,070	3,337,380	Legal: PLANT & MACHINERY & EQUIPMENT
SPEC RD/BRIDGE	2,996,070	3,337,380	2839 HWY 36 SEALY
SEALY ISD	2,996,070	3,337,380	
AUSTIN CO PREC3	2,996,070	3,337,380	9005976
AUST CO ESD #2	2,996,070	3,337,380	Agent: 123
			Category: L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,996,070	0	3,337,380
FM RD	2,996,070	0	3,337,380
SPEC RD/BRIDGE	2,996,070	0	3,337,380
SEALY ISD	2,996,070	0	3,337,380
AUSTIN CO PREC3	2,996,070	0	3,337,380
AUST CO ESD #2	2,996,070	0	3,337,380

Mineral Appraisal Information		Last Year	PROPOSED 2024	Property Description	
COUNTY		4,946,180	4,657,830	SEQ: 9900080	Owner #: 17431
FM RD		4,946,180	4,657,830	Legal: INVENTORY	
SPEC RD/BRIDGE		4,946,180	4,657,830	2839 HWY 36 SEALY	
SEALY ISD		4,946,180	4,657,830	FREEPORT	
AUSTIN CO PREC3		4,946,180	4,657,830	9005977	
AUST CO ESD #2	F	4,946,180	4,657,830		Agent: 123
				Category: L2C INDUS.- INVENTORY	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,946,180	0	4,657,830		
FM RD	4,946,180	0	4,657,830		
SPEC RD/BRIDGE	4,946,180	0	4,657,830		
SEALY ISD	4,946,180	0	4,657,830		
AUSTIN CO PREC3	4,946,180	0	4,657,830		
AUST CO ESD #2	4,813,130	212,400	4,445,430		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	8,121,710	0	8,163,540		
FM RD	8,121,710	0	8,163,540		
SPEC RD/BRIDGE	8,121,710	0	8,163,540		
SEALY ISD	8,121,710	0	8,163,540		
AUSTIN CO PREC3	8,121,710	0	8,163,540		
AUST CO ESD #2	8,121,710	212,400	7,951,140		