

GREG COOK
AUSTIN COUNTY APPRAISAL DIST
906 E AMELIA
BELLVILLE, TX 77418

979-865-9124

SAN BERNARD ELECTRIC COOP INC
% RYAN LLC
112 EAST PECAN SUITE 2315
SAN ANTONIO TX 78205



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
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: 501430 47
VISIT WWW.PANDAI.COM AND SELECT MINERAL
OR PERSONAL PROPERTY APPRAISAL ACCESS
FOR LIVE APPRAISAL VALUES, REPORTS, AND
MINERAL FAQ'S.

austincad@gmail.com

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		6,491,420	7,693,020	SEQ: 9900100	Owner #: 501430
BELLVILLE ISD		6,491,420	7,693,020	Legal: 675.30 DISTRIBUTION MILES	
FM RD		6,491,420	7,693,020	P900527	
SPEC RD/BRIDGE		6,491,420	7,693,020	BELLVILLE ISD	
BELLVILLE HOSP		6,491,420	7,693,020	Agent: 796	
				Category: J3 ELECTRIC - UTILITY EQUIP	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,491,420	0	7,693,020		
BELLVILLE ISD	6,491,420	0	7,693,020		
FM RD	6,491,420	0	7,693,020		
SPEC RD/BRIDGE	6,491,420	0	7,693,020		
BELLVILLE HOSP	6,491,420	0	7,693,020		

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,

GREG COOK
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	16,710	19,710	SEQ: 9900105 Owner #: 501430
FM RD	16,710	19,710	Legal: 1.73 DISTRIBUTION MILES
SPEC RD/BRIDGE	16,710	19,710	P53902
BELLVILLE ISD	16,710	19,710	BELLVILLE ISD & SEALY FIRE
BELLVILLE HOSP	16,710	19,710	
AUSTIN CO PREC3	16,710	19,710	Agent: 796
AUST CO ESD #2	16,710	19,710	Category: J3 ELECTRIC - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	16,710	0	19,710
FM RD	16,710	0	19,710
SPEC RD/BRIDGE	16,710	0	19,710
BELLVILLE ISD	16,710	0	19,710
BELLVILLE HOSP	16,710	0	19,710
AUSTIN CO PREC3	16,710	0	19,710
AUST CO ESD #2	16,710	0	19,710

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	868,140	1,054,330	SEQ: 9900110 Owner #: 501430
FM RD	868,140	1,054,330	Legal: 92.55 DISTRIBUTION MILES
SPEC RD/BRIDGE	868,140	1,054,330	P900661
SEALY ISD	868,140	1,054,330	SEALY ISD & SEALY FIRE DIST.
AUSTIN CO PREC3	868,140	1,054,330	
AUST CO ESD #2	868,140	1,054,330	Agent: 796
			Category: J3 ELECTRIC - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	868,140	0	1,054,330
FM RD	868,140	0	1,054,330
SPEC RD/BRIDGE	868,140	0	1,054,330
SEALY ISD	868,140	0	1,054,330
AUSTIN CO PREC3	868,140	0	1,054,330
AUST CO ESD #2	868,140	0	1,054,330

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	11,690	13,780	SEQ: 9900126 Owner #: 501430
FM RD	11,690	13,780	Legal: 1.21 DISTRIBUTION MILES
SPEC RD/BRIDGE	11,690	13,780	P902085
BELLVILLE CITY	11,690	13,780	CITY OF BELLVILLE
BELLVILLE ISD	11,690	13,780	
BELLVILLE HOSP	11,690	13,780	Agent: 796
AUSTIN CO PREC2	11,690	13,780	Category: J3 ELECTRIC - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,690	0	13,780
FM RD	11,690	0	13,780
SPEC RD/BRIDGE	11,690	0	13,780
BELLVILLE CITY	11,690	0	13,780
BELLVILLE ISD	11,690	0	13,780
BELLVILLE HOSP	11,690	0	13,780
AUSTIN CO PREC2	11,690	0	13,780

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	81,370	64,280	SEQ: 9900160 Owner #: 501430
FM RD	81,370	64,280	Legal: F&F, OFFICE EQUIP & EQUIP
SPEC RD/BRIDGE	81,370	64,280	P902085
BELLVILLE CITY	81,370	64,280	
BELLVILLE ISD	81,370	64,280	
BELLVILLE HOSP	81,370	64,280	Agent: 796
AUSTIN CO PREC2	81,370	64,280	Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	81,370	0	64,280
FM RD	81,370	0	64,280
SPEC RD/BRIDGE	81,370	0	64,280
BELLVILLE CITY	81,370	0	64,280
BELLVILLE ISD	81,370	0	64,280
BELLVILLE HOSP	81,370	0	64,280
AUSTIN CO PREC2	81,370	0	64,280

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	277,530	222,020	SEQ: 9900170 Owner #: 501430
FM RD	277,530	222,020	Legal: MATERIALS & SUPPLIES
SPEC RD/BRIDGE	277,530	222,020	P902085
BELLVILLE CITY	277,530	222,020	
BELLVILLE ISD	277,530	222,020	
BELLVILLE HOSP	277,530	222,020	Agent: 796
AUSTIN CO PREC2	277,530	222,020	Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	277,530	0	222,020
FM RD	277,530	0	222,020
SPEC RD/BRIDGE	277,530	0	222,020
BELLVILLE CITY	277,530	0	222,020
BELLVILLE ISD	277,530	0	222,020
BELLVILLE HOSP	277,530	0	222,020
AUSTIN CO PREC2	277,530	0	222,020

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	99,310	78,460	SEQ: 9900180 Owner #: 501430
FM RD	99,310	78,460	Legal: TRANSPORTATION EQUIPMENT
SPEC RD/BRIDGE	99,310	78,460	P902085
BELLVILLE CITY	99,310	78,460	
BELLVILLE ISD	99,310	78,460	
BELLVILLE HOSP	99,310	78,460	Agent: 796
AUSTIN CO PREC2	99,310	78,460	Category: L2M INDUS.- VEHICLES, TO 1 TON
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	99,310	0	78,460
FM RD	99,310	0	78,460
SPEC RD/BRIDGE	99,310	0	78,460
BELLVILLE CITY	99,310	0	78,460
BELLVILLE ISD	99,310	0	78,460
BELLVILLE HOSP	99,310	0	78,460
AUSTIN CO PREC2	99,310	0	78,460

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	37,680	40,040	SEQ: 9900190 Owner #: 501430
FM RD	37,680	40,040	Legal: 314 FT TOWER FCC# 1047887
SPEC RD/BRIDGE	37,680	40,040	
BELLVILLE CITY	37,680	40,040	309 W MAIN
BELLVILLE ISD	37,680	40,040	
BELLVILLE HOSP	37,680	40,040	Agent: 796
AUSTIN CO PREC2	37,680	40,040	Category: L2P INDUS.- RADIO TOWERS

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	37,680	0	40,040		
FM RD	37,680	0	40,040		
SPEC RD/BRIDGE	37,680	0	40,040		
BELLVILLE CITY	37,680	0	40,040		
BELLVILLE ISD	37,680	0	40,040		
BELLVILLE HOSP	37,680	0	40,040		
AUSTIN CO PREC2	37,680	0	40,040		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,883,850	0	9,185,640		
BELLVILLE ISD	7,015,710	0	8,131,310		
FM RD	7,883,850	0	9,185,640		
SPEC RD/BRIDGE	7,883,850	0	9,185,640		
BELLVILLE HOSP	7,015,710	0	8,131,310		
AUSTIN CO PREC3	884,850	0	1,074,040		
AUST CO ESD #2	884,850	0	1,074,040		
SEALY ISD	868,140	0	1,054,330		
BELLVILLE CITY	507,580	0	418,580		
AUSTIN CO PREC2	507,580	0	418,580		