

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

WESTERN INT'L GAS & CYLINDERS
%PROPERTY TAX DEPT
PO BOX 668
BELLVILLE TX 77418-0668



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: 503961 1204

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	2,846,800	3,332,020	Seq: 9900005 Type: REAL Owner #: 503961
FM RD	2,846,800	3,332,020	Legal: BLDGS & SITE IMPTS BELLVILLE
SPEC RD/BRIDGE	2,846,800	3,332,020	7173 HWY 159 E BELLVILLE
BELLVILLE ISD	2,846,800	3,332,020	
BELLVILLE HOSP	2,846,800	3,332,020	9014392
Category: F2 REAL - INDUSTRIAL IMPROVEMENTS			
HB1984: The Appraised value of \$3,332,020 in 2024 as compared to \$2,000,000 in 2019 is a 66.60% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,846,800	0	3,332,020
FM RD	2,846,800	0	3,332,020
SPEC RD/BRIDGE	2,846,800	0	3,332,020
BELLVILLE ISD	2,846,800	0	3,332,020
BELLVILLE HOSP	2,846,800	0	3,332,020

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	T	140,950	140,950	Seq: 9900016	Type: REAL	Owner #: 503961
FM RD	T	140,950	140,950	Legal: TCEQ	7173 HWY 159 E BELLVILLE	
SPEC RD/BRIDGE	T	140,950	140,950			
BELLVILLE ISD	T	140,950	140,950			
BELLVILLE HOSP	T	140,950	140,950	9014393		
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS		
Deductions: (T)=POLLUTION CONTROL						
HB1984: The Appraised value of \$140,950 in 2024 as compared		to \$140,950 in 2019 is a .00% increase.				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	140,950	0		
FM RD		0	140,950	0		
SPEC RD/BRIDGE		0	140,950	0		
BELLVILLE ISD		0	140,950	0		
BELLVILLE HOSP		0	140,950	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2024	PROPERTY DESCRIPTION	
COUNTY		642,090	578,350	Seq: 9900080	Type: REAL Owner #: 503961
FM RD		642,090	578,350	Legal: SEALY SHIPPING FACILITY	
SPEC RD/BRIDGE		642,090	578,350	BUILDINGS & SITE IMPS 9014398	
SEALY CITY		642,090	578,350		
SEALY ISD		642,090	578,350		
AUST CO ESD #2		642,090	578,350		
AUSTIN CO PREC3		642,090	578,350		
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$578,350 in 2024 as compared to \$849,090 in 2019 is a 31.89% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	642,090	0	578,350		
FM RD	642,090	0	578,350		
SPEC RD/BRIDGE	642,090	0	578,350		
SEALY CITY	642,090	0	578,350		
SEALY ISD	642,090	0	578,350		
AUST CO ESD #2	642,090	0	578,350		
AUSTIN CO PREC3	642,090	0	578,350		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,488,890	140,950	3,910,370		
FM RD	3,488,890	140,950	3,910,370		
SPEC RD/BRIDGE	3,488,890	140,950	3,910,370		
BELLVILLE ISD	2,846,800	140,950	3,332,020		
BELLVILLE HOSP	2,846,800	140,950	3,332,020		
SEALY CITY	642,090	0	578,350		
SEALY ISD	642,090	0	578,350		
AUST CO ESD #2	642,090	0	578,350		
AUSTIN CO PREC3	642,090	0	578,350		

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

979-865-9124

WESTERN INT'L GAS & CYLINDERS
% ERNST & YOUNG LLP
2323 VICTORY AVENUE STE 2000
DALLAS TX 75219



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
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ABBOTT AT 832-243-9600

Protest Deadline: 6/21/2024
ARB Hearing: 7/12/2024
Owner: 503961 28
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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	302,380	312,060	SEQ: 9900030 Owner #: 503961
FM RD	302,380	312,060	Legal: F&F / COMPUTERS
SPEC RD/BRIDGE	302,380	312,060	
BELLVILLE ISD	302,380	312,060	
BELLVILLE HOSP	302,380	312,060	9014394
			Agent: 221
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	302,380	0	312,060		
FM RD	302,380	0	312,060		
SPEC RD/BRIDGE	302,380	0	312,060		
BELLVILLE ISD	302,380	0	312,060		
BELLVILLE HOSP	302,380	0	312,060		

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Sincerely,

GREG COOK
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	2,609,740	2,195,400	SEQ: 9900045 Owner #: 503961
FM RD	2,609,740	2,195,400	Legal: AUTOS & TRAILERS
SPEC RD/BRIDGE	2,609,740	2,195,400	
BELLVILLE ISD	2,609,740	2,195,400	
BELLVILLE HOSP	2,609,740	2,195,400	9014395
			Agent: 221
			Category: L2M INDUS.- VEHICLES, TO 1 TON
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,609,740	0	2,195,400
FM RD	2,609,740	0	2,195,400
SPEC RD/BRIDGE	2,609,740	0	2,195,400
BELLVILLE ISD	2,609,740	0	2,195,400
BELLVILLE HOSP	2,609,740	0	2,195,400

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	10,542,160	10,895,770	SEQ: 9900060 Owner #: 503961
FM RD	10,542,160	10,895,770	Legal: INVENTORY
SPEC RD/BRIDGE	10,542,160	10,895,770	
BELLVILLE ISD	10,542,160	10,895,770	
BELLVILLE HOSP	10,542,160	10,895,770	9014396
			Agent: 221
			Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,542,160	0	10,895,770
FM RD	10,542,160	0	10,895,770
SPEC RD/BRIDGE	10,542,160	0	10,895,770
BELLVILLE ISD	10,542,160	0	10,895,770
BELLVILLE HOSP	10,542,160	0	10,895,770

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	6,700,000	7,105,450	SEQ: 9900070 Owner #: 503961
FM RD	6,700,000	7,105,450	Legal: MACHINERY & EQUIPMENT
SPEC RD/BRIDGE	6,700,000	7,105,450	
BELLVILLE ISD	6,700,000	7,105,450	
BELLVILLE HOSP	6,700,000	7,105,450	9014397
			Agent: 221
			Category: L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,700,000	0	7,105,450
FM RD	6,700,000	0	7,105,450
SPEC RD/BRIDGE	6,700,000	0	7,105,450
BELLVILLE ISD	6,700,000	0	7,105,450
BELLVILLE HOSP	6,700,000	0	7,105,450

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	528,150	530,500	SEQ: 9900085 Owner #: 503961
FM RD	528,150	530,500	Legal: SEALY SHIPPING FACILITY
SPEC RD/BRIDGE	528,150	530,500	
SEALY CITY	528,150	530,500	RAIL CARS & EQUIPMENT ONLY
SEALY ISD	528,150	530,500	9014399
AUST CO ESD #2	528,150	530,500	Agent: 221
AUSTIN CO PREC3	528,150	530,500	Category: L2G INDUS.- MACHINERY & EQUIPMENT

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	528,150	0	530,500		
FM RD	528,150	0	530,500		
SPEC RD/BRIDGE	528,150	0	530,500		
SEALY CITY	528,150	0	530,500		
SEALY ISD	528,150	0	530,500		
AUST CO ESD #2	528,150	0	530,500		
AUSTIN CO PREC3	528,150	0	530,500		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	20,682,430	0	21,039,180		
FM RD	20,682,430	0	21,039,180		
SPEC RD/BRIDGE	20,682,430	0	21,039,180		
BELLVILLE ISD	20,154,280	0	20,508,680		
BELLVILLE HOSP	20,154,280	0	20,508,680		
SEALY CITY	528,150	0	530,500		
SEALY ISD	528,150	0	530,500		
AUST CO ESD #2	528,150	0	530,500		
AUSTIN CO PREC3	528,150	0	530,500		