

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

979-865-9124

NELSON PLANT FOOD LLC
%PROPERTY TAX DEPARTMENT
PO BOX 638
BELLVILLE TX 77418



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: 508324 10
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	175,240	192,770	SEQ: 9900005 Owner #: 508324
FM RD	175,240	192,770	Legal: MACHINERY & EQUIPMENT
SPEC RD/BRIDGE	175,240	192,770	4624 HWY 159 E
BELLVILLE ISD	175,240	192,770	
BELLVILLE HOSP	175,240	192,770	
			Category: L2G INDUS.- MACHINERY & EQUIPMENT

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	175,240	0	192,770		
FM RD	175,240	0	192,770		
SPEC RD/BRIDGE	175,240	0	192,770		
BELLVILLE ISD	175,240	0	192,770		
BELLVILLE HOSP	175,240	0	192,770		

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	25,000	26,250	SEQ: 9900010 Owner #: 508324
FM RD	25,000	26,250	Legal: INVENTORY
SPEC RD/BRIDGE	25,000	26,250	5624 HWY 159 E
BELLVILLE ISD	25,000	26,250	
BELLVILLE HOSP	25,000	26,250	
			Category: L2C INDUS.- INVENTORY

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	25,000	0	26,250		
FM RD	25,000	0	26,250		
SPEC RD/BRIDGE	25,000	0	26,250		
BELLVILLE ISD	25,000	0	26,250		
BELLVILLE HOSP	25,000	0	26,250		

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	2,500	2,500	SEQ: 9900015 Owner #: 508324
FM RD	2,500	2,500	Legal: F&F
SPEC RD/BRIDGE	2,500	2,500	
BELLVILLE ISD	2,500	2,500	
BELLVILLE HOSP	2,500	2,500	
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,500	0	2,500		
FM RD	2,500	0	2,500		
SPEC RD/BRIDGE	2,500	0	2,500		
BELLVILLE ISD	2,500	0	2,500		
BELLVILLE HOSP	2,500	0	2,500		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	202,740	0	221,520		
FM RD	202,740	0	221,520		
SPEC RD/BRIDGE	202,740	0	221,520		
BELLVILLE ISD	202,740	0	221,520		
BELLVILLE HOSP	202,740	0	221,520		