

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

979-865-9124

SOUTH TEXAS ELECTRIC COOP INC
% KROLL LLC
PO BOX 2629
ADDISON TX 75001-2629



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: 508772 44

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	253,140	379,710	SEQ: 9900005 Owner #: 508772
FM RD	253,140	379,710	Legal: 11.2 MILES 69 KVA TRANSMISSION
SPEC RD/BRIDGE	253,140	379,710	BELLVILLE ISD
BELLVILLE ISD	253,140	379,710	
BELLVILLE HOSP	253,140	379,710	
			Agent: 540
			Category: J3 ELECTRIC - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	253,140	0	379,710		
FM RD	253,140	0	379,710		
SPEC RD/BRIDGE	253,140	0	379,710		
BELLVILLE ISD	253,140	0	379,710		
BELLVILLE HOSP	253,140	0	379,710		

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	0	324,450	SEQ: 9900010 Owner #: 508772
FM RD	0	324,450	Legal: 9.57 MILES 69KV TRANSMISSION
SPEC RD/BRIDGE	0	324,450	P900527
BELLVILLE ISD	0	324,450	
BELLVILLE HOSP	0	324,450	
AUSTIN CO PREC2	0	324,450	Agent: 540
			Category: J3 ELECTRIC - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	324,450
FM RD	0	0	324,450
SPEC RD/BRIDGE	0	0	324,450
BELLVILLE ISD	0	0	324,450
BELLVILLE HOSP	0	0	324,450
AUSTIN CO PREC2	0	0	324,450

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	0	56,280	SEQ: 9900020 Owner #: 508772
FM RD	0	56,280	Legal: 1.66 MILES 69KV TRANSMISSION
SPEC RD/BRIDGE	0	56,280	P902085
BELLVILLE CITY	0	56,280	BELLVILLE CITY
BELLVILLE ISD	0	56,280	
BELLVILLE HOSP	0	56,280	Agent: 540
AUSTIN CO PREC2	0	56,280	Category: J3 ELECTRIC - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	56,280
FM RD	0	0	56,280
SPEC RD/BRIDGE	0	0	56,280
BELLVILLE CITY	0	0	56,280
BELLVILLE ISD	0	0	56,280
BELLVILLE HOSP	0	0	56,280
AUSTIN CO PREC2	0	0	56,280

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	0	650,000	SEQ: 9900030 Owner #: 508772
FM RD	0	650,000	Legal: QUANEX SWITCH YARD
SPEC RD/BRIDGE	0	650,000	BELLVILLE ISD
BELLVILLE ISD	0	650,000	5597 SMITH
BELLVILLE HOSP	0	650,000	CORNER OF COUSHATTE&SMITH RD
			Agent: 540
			Category: J3 ELECTRIC - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	650,000
FM RD	0	0	650,000
SPEC RD/BRIDGE	0	0	650,000
BELLVILLE ISD	0	0	650,000
BELLVILLE HOSP	0	0	650,000

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	253,140	0	1,410,440		
FM RD	253,140	0	1,410,440		
SPEC RD/BRIDGE	253,140	0	1,410,440		
BELLVILLE ISD	253,140	0	1,410,440		
BELLVILLE HOSP	253,140	0	1,410,440		
AUSTIN CO PREC2		0	380,730		
BELLVILLE CITY		0	56,280		