

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

979-865-9124

TEXAS FABRICATION COMPANY
%PROPERTY TAX DEPARTMENT
1321 NELIUS RD
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: 509151 16
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	0	6,000	SEQ: 9900005 Owner #: 509151
FM RD	0	6,000	Legal: FURNITURE & FIXTURES/COMPUTERS
SPEC RD/BRIDGE	0	6,000	1321 NELIUS RD
BELLVILLE ISD	0	6,000	
BELLVILLE HOSP	0	6,000	
			Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	6,000		
FM RD	0	0	6,000		
SPEC RD/BRIDGE	0	0	6,000		
BELLVILLE ISD	0	0	6,000		
BELLVILLE HOSP	0	0	6,000		

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	85,000	SEQ: 9900010 Owner #: 509151
FM RD	0	85,000	Legal: MACHINERY AND EQUIP
SPEC RD/BRIDGE	0	85,000	
BELLVILLE ISD	0	85,000	MOBILE EQUIPMENT
BELLVILLE HOSP	0	85,000	FORK LIFTS
			Category: L2G INDUS.- MACHINERY & EQUIPMENT

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	85,000		
FM RD	0	0	85,000		
SPEC RD/BRIDGE	0	0	85,000		
BELLVILLE ISD	0	0	85,000		
BELLVILLE HOSP	0	0	85,000		

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	0	7,500	SEQ: 9900015 Owner #: 509151
FM RD	0	7,500	Legal: INVENTORY & SUPPLIES
SPEC RD/BRIDGE	0	7,500	
BELLVILLE ISD	0	7,500	
BELLVILLE HOSP	0	7,500	
			Category: L2C INDUS.- INVENTORY

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	7,500		
FM RD	0	0	7,500		
SPEC RD/BRIDGE	0	0	7,500		
BELLVILLE ISD	0	0	7,500		
BELLVILLE HOSP	0	0	7,500		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY		0	98,500		
FM RD		0	98,500		
SPEC RD/BRIDGE		0	98,500		
BELLVILLE ISD		0	98,500		
BELLVILLE HOSP		0	98,500		