

PAM LATHROP  
LAVACA CO CENTRAL APPR DIST  
P O BOX 386  
HALLETTSVILLE TX 77964-0386  
  
361-798-4396

RANCH WIRELESS INC  
%PROPERTY TAX DEPARTMENT  
3547 N HIGHWAY 123 BYP  
SEGUIN TX 78155-7328



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 7/18/2024 AT 9:00 AM  
LAVACA CO CENTRAL APPR DIST  
908 N. GLENDALE STREET  
HALLETTSVILLE TX 77964  
QUESTIONS ON VALUE CONTACT  
PRITCHARD & ABBOTT AT  
832-243-9600  
Protest Deadline: 6/24/2024  
ARB Hearing: 7/18/2024  
Owner: 2172 13  
VISIT WWW.PANDAI.COM AND SELECT MINERAL  
OR PERSONAL PROPERTY APPRAISAL ACCESS  
FOR LIVE APPRAISAL VALUES, REPORTS, AND  
MINERAL FAQ'S.

lavacacad@lccad.net

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	
				SEQ: 9900005 Owner #: 2172 Legal: COMMUNICATION TOWER FCC 1209909 300 FT 1982  Category: L2P INDUS.- RADIO TOWERS	
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		

*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,

PAM LATHROP  
Chief Appraiser