

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

BOEDEKER PLASTICS INC  
MARVIN BOEDEKER  
904 W 6TH ST  
SHINER TX 77984-5608



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 7/03/2024 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: 6/12/2024  
ARB Hearing: 7/03/2024  
Owner: 46677 1  
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	
LAVACA COUNTY		9,414,130	9,642,180	SEQ: 9900010	Owner #: 46677
FARM-MARKET RD		9,414,130	9,642,180	Legal: INVENTORY	
SHINER CITY		9,414,130	9,642,180	904 W 6TH ST, SHINER TX	
SHINER ISD		9,414,130	9,642,180	Category: L2C INDUS.- INVENTORY	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LAVACA COUNTY	9,414,130	0	9,642,180		
FARM-MARKET RD	9,414,130	0	9,642,180		
SHINER CITY	9,414,130	0	9,642,180		
SHINER ISD	9,414,130	0	9,642,180		

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,

PAM LATHROP  
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	86,520 86,520 86,520 86,520	363,130 363,130 363,130 363,130	SEQ: 9900020 Owner #: 46677 Legal: FURNITURE & FIXTURES  Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	86,520 86,520 86,520 86,520	0 0 0 0	363,130 363,130 363,130 363,130

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	1,595,970 1,595,970 1,595,970 1,595,970	1,585,410 1,585,410 1,585,410 1,585,410	SEQ: 9900030 Owner #: 46677 Legal: MACHINERY & EQUIPMENT AND MOBILE MACHINERY & EQUIPMENT CO #46677 PLANT #3000  Category: L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	1,595,970 1,595,970 1,595,970 1,595,970	0 0 0 0	1,585,410 1,585,410 1,585,410 1,585,410

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	295,500 295,500 295,500 295,500	371,300 371,300 371,300 371,300	SEQ: 9900040 Owner #: 46677 Legal: COMPUTERS & OFFICE EQUIPMENT  Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	295,500 295,500 295,500 295,500	0 0 0 0	371,300 371,300 371,300 371,300

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description		
LAVACA COUNTY	67,860	50,050	SEQ: 9900050	Owner #:	46677
FARM-MARKET RD	67,860	50,050	Legal: VEHICLES PER RENDITION		
SHINER CITY	67,860	50,050			
SHINER ISD	67,860	50,050	Category: L2D INDUS.- TRAILERS		
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LAVACA COUNTY	67,860	0	50,050		
FARM-MARKET RD	67,860	0	50,050		
SHINER CITY	67,860	0	50,050		
SHINER ISD	67,860	0	50,050		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LAVACA COUNTY	11,459,980	0	12,012,070		
FARM-MARKET RD	11,459,980	0	12,012,070		
SHINER CITY	11,459,980	0	12,012,070		
SHINER ISD	11,459,980	0	12,012,070		