

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

BOEDEKER PRECISION 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: 46678 2  
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		55,500	5,400	SEQ: 9900030	Owner #: 46678
FARM-MARKET RD		55,500	5,400	Legal: F&F	
SHINER CITY		55,500	5,400	902 W 6TH ST, SHINER	
SHINER ISD		55,500	5,400	CO #46677 PLANT #1000	
				Category: L2J INDUS.- FURNITURE & FIXTURES	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LAVACA COUNTY	55,500	0	5,400		
FARM-MARKET RD	55,500	0	5,400		
SHINER CITY	55,500	0	5,400		
SHINER ISD	55,500	0	5,400		

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	7,996,740 7,996,740 7,996,740 7,996,740	7,826,060 7,826,060 7,826,060 7,826,060	SEQ: 9900040 Owner #: 46678 Legal: M&E 902 W 6TH ST, SHINER CO #46677 PLANT #1000  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	7,996,740 7,996,740 7,996,740 7,996,740	0 0 0 0	7,826,060 7,826,060 7,826,060 7,826,060

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
LAVACA COUNTY FARM-MARKET RD SHINER CITY SHINER ISD	32,030 32,030 32,030 32,030	13,200 13,200 13,200 13,200	SEQ: 9900050 Owner #: 46678 Legal: COMPUTERS 902 W 6TH ST, SHINER CO #46677 PLANT #1000  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	32,030 32,030 32,030 32,030	0 0 0 0	13,200 13,200 13,200 13,200

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
LAVACA COUNTY FARM-MARKET RD MOULTON CITY MOULTON ISD MOULTON CLINIC	0 0 0 0 0	8,930 8,930 8,930 8,930 8,930	SEQ: 9900060 Owner #: 46678 Legal: FF&E, COMPUTERS 301 S LAVACA ST, MOULTON CO #46677 PLANT #4000  Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
LAVACA COUNTY FARM-MARKET RD MOULTON CITY MOULTON ISD MOULTON CLINIC	0 0 0 0 0	0 0 0 0 0	8,930 8,930 8,930 8,930 8,930

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description		
LAVACA COUNTY	0	1,179,640	SEQ: 9900070	Owner #:	46678
FARM-MARKET RD	0	1,179,640	Legal: MACHINERY & EQUIPMENT		
MOULTON CITY	0	1,179,640	301 S LAVACA ST, MOULTON		
MOULTON ISD	0	1,179,640	CO #46677 PLANT #4000		
MOULTON CLINIC	0	1,179,640			
			Category: L2G INDUS.- MACHINERY & EQUIPMENT		
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
LAVACA COUNTY	0	0	1,179,640		
FARM-MARKET RD	0	0	1,179,640		
MOULTON CITY	0	0	1,179,640		
MOULTON ISD	0	0	1,179,640		
MOULTON CLINIC	0	0	1,179,640		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
LAVACA COUNTY	8,084,270	0	9,033,230		
FARM-MARKET RD	8,084,270	0	9,033,230		
SHINER CITY	8,084,270	0	7,844,660		
SHINER ISD	8,084,270	0	7,844,660		
MOULTON CITY		0	1,188,570		
MOULTON ISD		0	1,188,570		
MOULTON CLINIC		0	1,188,570		