

This is NOT a Tax Statement **Notice Of Appraised Value**
Do NOT Pay From This Notice

GILLESPIE CENTRAL APPR DIST
1159 SOUTH MILAM ST
FREDERICKSBURG TX 78624

830-997-9807

office@gillcad.org

PINNACLE TOWERS INC
% RYAN LLC
PO BOX 460049
HOUSTON TX 77056-0049



APPRAISAL YEAR 2025	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING	
PROTESTS ON	6/25/2025 AT: 9:00 AM
GILLESPIE CENTRAL APPR DIST	
1159 SOUTH MILAM ST	
FREDERICKSBURG TX 78624	
QUESTIONS CONCERNING PERSONAL	
PROPERTY VALUES CALL PRITCHARD	
& ABBOTT 832-243-9600	
Protest Deadline:	6-05-2025
ARB Hearing:	6-25-2025
Owner:	714074 60
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR	
PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE	
APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

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 2025	PROPERTY DESCRIPTION
GILLESPIE CO	51,000	56,250	SEQ: 9900005 Type: PERSONAL Owner #: 714074
FREDERICKBG ISD	51,000	56,250	Legal: TOWER FCC #1205609 1999 250FT
HILL UNDC WTR	51,000	56,250	877 W LIVE OAK
GILL WTR & IMP	51,000	56,250	76127
			Agent: 517
			Category: L2P INDUS.- RADIO TOWERS

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
GILLESPIE CO	51,000	0	56,250		
FREDERICKBG ISD	51,000	0	56,250		
HILL UNDC WTR	51,000	0	56,250		
GILL WTR & IMP	51,000	0	56,250		

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,

SCOTT FAIR
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
GILLESPIE CO FREDERICKBG ISD HILL UNDG WTR GILL WTR & IMP	39,530 39,530 39,530 39,530	40,460 40,460 40,460 40,460	SEQ: 9900010 Type: PERSONAL Owner #: 714074 Legal: TOWER FCC #1204385 1999 310FT 15699 S HWY 16 106137 Agent: 517 Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
GILLESPIE CO FREDERICKBG ISD HILL UNDG WTR GILL WTR & IMP	39,530 39,530 39,530 39,530	0 0 0 0	40,460 40,460 40,460 40,460

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
GILLESPIE CO FREDERICKBG ISD HILL UNDG WTR GILL WTR & IMP	90,530 90,530 90,530 90,530	0 0 0 0	96,710 96,710 96,710 96,710