

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

VERTICAL BRIDGE S3 ASSETS LLC  
% RYAN LLC  
1233 WEST LOOP S SUITE 1500  
HOUSTON TX 77027



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: 714101 83  
  
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 FREDERICKBG ISD HILL UNDC WTR GILL WTR & IMP		62,060 62,060 62,060 62,060	63,830 63,830 63,830 63,830	SEQ: 9900005    Type: PERSONAL    Owner #: 714101 Legal: TOWER 1983 197' SELF SUPPORT CHERRY MOUNTAIN FCC1205490  180706  Agent: 549  Category:    L2P    INDUS.- RADIO TOWERS	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
GILLESPIE CO FREDERICKBG ISD HILL UNDC WTR GILL WTR & IMP	62,060 62,060 62,060 62,060	0 0 0 0	63,830 63,830 63,830 63,830		

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 UNDC WTR GILL WTR & IMP	48,510 48,510 48,510 48,510	49,900 49,900 49,900 49,900	SEQ: 9900010 Type: PERSONAL Owner #: 714101 Legal: TOWER 1982 154' SELF SUPPORT BALCONES DR  182373  Agent: 549  Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
GILLESPIE CO FREDERICKBG ISD HILL UNDC WTR GILL WTR & IMP	48,510 48,510 48,510 48,510	0 0 0 0	49,900 49,900 49,900 49,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2025	PROPERTY DESCRIPTION
GILLESPIE CO FREDERICKBG ISD HILL UNDC WTR GILL WTR & IMP	45,900 45,900 45,900 45,900	46,980 46,980 46,980 46,980	SEQ: 9900015 Type: PERSONAL Owner #: 714101 Legal: TOWER 1998 360' GUYED 5156 REEH RD FCC1008180  182374  Agent: 549  Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
GILLESPIE CO FREDERICKBG ISD HILL UNDC WTR GILL WTR & IMP	45,900 45,900 45,900 45,900	0 0 0 0	46,980 46,980 46,980 46,980

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 UNDC WTR GILL WTR & IMP	156,470 156,470 156,470 156,470	0 0 0 0	160,710 160,710 160,710 160,710		