

BLANCO CO APPRAISAL DISTRICT  
PO BOX 338  
JOHNSON CITY TX 78696-0338

830-868-4013

protest@blanccad.com

<b>APPRAISAL YEAR 2026</b>	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/17/2026 AT: 9:00 AM	
BLANCO COUNTY APPRAISAL DIST P.O. BOX 338 JOHNSON CITY, TX 78636-0338	
Protest Deadline:	5-26-2026
ARB Hearing:	6-17-2026
Owner:	59 20
VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	

WESTCAVE CELLARS LLC  
%PROPERTY TAX DEPARTMENT  
683 RANCH ROAD 1320  
JOHNSON CITY TX 78636



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 2026	PROPERTY DESCRIPTION	
BLANCO COUNTY	145B	87,980	57,060	SEQ: 9900005 Type: PERSONAL Owner #: 59	
JOHNSON CTY ISD	145B	87,980	57,060	Legal: MACHINERY & EQUIPMENT	
BLANCO PED GWD	145B	87,980	57,060	WINERY ASSETS	
N BLANCO CO EMS	145B	87,980	57,060	683 RR 1320, JOHNSON CITY PID: 86715                      OID: 130051	
Deductions: (145B) = HB9 EXEMPTION				Category: L2G INDUS.- MACHINERY & EQUIPMENT  Rendered: Yes	
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
BLANCO COUNTY		87,980	57,060	0	
JOHNSON CTY ISD		87,980	57,060	0	
BLANCO PED GWD		87,980	57,060	0	
N BLANCO CO EMS		87,980	57,060	0	

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,

MS. CANDICE FRY  
Chief Appraiser

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
BLANCO COUNTY	145B	75,240	66,020	SEQ: 9900010 Type: PERSONAL Owner #: 59 Legal: INVENTORY & SUPPLIES  PID: 86715                      OID: 130051  Category: L2C    INDUS.- INVENTORY  Rendered: Yes
JOHNSON CTY ISD	145B	75,240	66,020	
BLANCO PED GWD	145B	75,240	66,020	
N BLANCO CO EMS	145B	75,240	66,020	
Deductions:                      (145B) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
BLANCO COUNTY		75,240	66,020	0
JOHNSON CTY ISD		75,240	66,020	0
BLANCO PED GWD		75,240	66,020	0
N BLANCO CO EMS		75,240	66,020	0

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
BLANCO COUNTY	145B	4,950	3,810	SEQ: 9900015 Type: PERSONAL Owner #: 59 Legal: FURNITURE & FIXTURES COMPUTER & OFFICE EQUIPMENT  PID: 86715                      OID: 130051  Category: L2J    INDUS.- FURNITURE & FIXTURES  Rendered: Yes
JOHNSON CTY ISD	145B	4,950	3,810	
BLANCO PED GWD	145B	4,950	3,810	
N BLANCO CO EMS	145B	4,950	3,810	
Deductions:                      (145B) = HB9 EXEMPTION				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
BLANCO COUNTY		4,950	1,920	1,890
JOHNSON CTY ISD		4,950	1,920	1,890
BLANCO PED GWD		4,950	1,920	1,890
N BLANCO CO EMS		4,950	1,920	1,890

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
BLANCO COUNTY	168,170	125,000	1,890	
JOHNSON CTY ISD	168,170	125,000	1,890	
BLANCO PED GWD	168,170	125,000	1,890	
N BLANCO CO EMS	168,170	125,000	1,890	