

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

AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE TX 77418

979-865-9124

austincad@gmail.com

MAASS FLANGE CORP  
% INDUSTRIAL TAX CONSULTING  
5506 W HIGHWAY 290 SUITE 200  
AUSTIN TX 78735



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 6/24/2024 AT: 9:00 AM  
AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE TX 77418  
QUESTIONS CONCERNING MINERAL  
VALUES, CONTACT PRITCHARD &  
ABBOTT AT 832-243-9600

Protest Deadline: 6-03-2024  
ARB Hearing: 6-24-2024  
Owner: 501916 672

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 2024	PROPERTY DESCRIPTION	
COUNTY		900,000	952,550	Seq: 9900010    Type: REAL    Owner #: 501916	
FM RD		900,000	952,550	Legal: IMPROVEMENTS	
SPEC RD/BRIDGE		900,000	952,550	507 US-90 SEALY	
SEALY CITY		900,000	952,550	PER M&S	
SEALY ISD		900,000	952,550	9008998	
AUSTIN CO PREC3		900,000	952,550	Agent: 515	
AUST CO ESD #2		900,000	952,550	Category: F2    REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$952,550 in 2024 as compared to \$611,290 in 2019 is a 55.83% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	900,000	0	952,550		
FM RD	900,000	0	952,550		
SPEC RD/BRIDGE	900,000	0	952,550		
SEALY CITY	900,000	0	952,550		
SEALY ISD	900,000	0	952,550		
AUSTIN CO PREC3	900,000	0	952,550		
AUST CO ESD #2	900,000	0	952,550		

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,

GREG COOK  
Chief Appraiser

GREG COOK  
AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE, TX 77418  
  
979-865-9124

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5506 W HIGHWAY 290 SUITE 200  
AUSTIN TX 78735



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING  
PROTESTS ON 7/12/2024 AT 9:00 AM  
AUSTIN COUNTY APPRAISAL DIST  
906 E AMELIA  
BELLVILLE TX 77418  
QUESTIONS CONCERNING MINERAL  
VALUES, CONTACT PRITCHARD &  
ABBOTT AT 832-243-9600  
Protest Deadline: 6/21/2024  
ARB Hearing: 7/12/2024  
Owner: 501916 38  
VISIT WWW.PANDAI.COM AND SELECT MINERAL  
OR PERSONAL PROPERTY APPRAISAL ACCESS  
FOR LIVE APPRAISAL VALUES, REPORTS, AND  
MINERAL FAQ'S.

austincad@gmail.com

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
COUNTY	1,310	1,310	SEQ: 9900030 Owner #: 501916
FM RD	1,310	1,310	Legal: FURNITURE & FIXTURES
SPEC RD/BRIDGE	1,310	1,310	507 US-90 SEALY
SEALY CITY	1,310	1,310	
SEALY ISD	1,310	1,310	9008999
AUSTIN CO PREC3	1,310	1,310	Agent: 515
AUST CO ESD #2	1,310	1,310	Category: L2J INDUS.- FURNITURE & FIXTURES

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,310	0	1,310		
FM RD	1,310	0	1,310		
SPEC RD/BRIDGE	1,310	0	1,310		
SEALY CITY	1,310	0	1,310		
SEALY ISD	1,310	0	1,310		
AUSTIN CO PREC3	1,310	0	1,310		
AUST CO ESD #2	1,310	0	1,310		

Additional Owner's properties are continued on following page(s).

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Sincerely,

GREG COOK  
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	2,500,000	3,112,310	SEQ: 9900040 Owner #: 501916
FM RD	2,500,000	3,112,310	Legal: MACHINERY & EQUIPMENT
SPEC RD/BRIDGE	2,500,000	3,112,310	507 US-90 SEALY
SEALY CITY	2,500,000	3,112,310	
SEALY ISD	2,500,000	3,112,310	9009000
AUSTIN CO PREC3	2,500,000	3,112,310	Agent: 515
AUST CO ESD #2	2,500,000	3,112,310	Category: L2G INDUS.- MACHINERY & EQUIPMENT
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,500,000	0	3,112,310
FM RD	2,500,000	0	3,112,310
SPEC RD/BRIDGE	2,500,000	0	3,112,310
SEALY CITY	2,500,000	0	3,112,310
SEALY ISD	2,500,000	0	3,112,310
AUSTIN CO PREC3	2,500,000	0	3,112,310
AUST CO ESD #2	2,500,000	0	3,112,310

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	2,485,680	2,535,860	SEQ: 9900050 Owner #: 501916
FM RD	2,485,680	2,535,860	Legal: INVENTORY
SPEC RD/BRIDGE	2,485,680	2,535,860	507 US-90 SEALY
SEALY CITY	2,485,680	2,535,860	2024 FREEPORT 52.96%
SEALY ISD	2,485,680	2,535,860	9009001
AUSTIN CO PREC3	2,485,680	2,535,860	Agent: 515
AUST CO ESD #2 F	2,485,680	2,535,860	Category: L2C INDUS.- INVENTORY
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,485,680	0	2,535,860
FM RD	2,485,680	0	2,535,860
SPEC RD/BRIDGE	2,485,680	0	2,535,860
SEALY CITY	2,485,680	0	2,535,860
SEALY ISD	2,485,680	0	2,535,860
AUSTIN CO PREC3	2,485,680	0	2,535,860
AUST CO ESD #2	1,129,490	1,342,990	1,192,870

Mineral Appraisal Information	Last Year	PROPOSED 2024	Property Description
COUNTY	310	310	SEQ: 9900060 Owner #: 501916
FM RD	310	310	Legal: COMPUTERS
SPEC RD/BRIDGE	310	310	507 US-90 SEALY
SEALY CITY	310	310	
SEALY ISD	310	310	9009002
AUSTIN CO PREC3	310	310	Agent: 515
AUST CO ESD #2	310	310	Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	310	0	310
FM RD	310	0	310
SPEC RD/BRIDGE	310	0	310
SEALY CITY	310	0	310
SEALY ISD	310	0	310
AUSTIN CO PREC3	310	0	310
AUST CO ESD #2	310	0	310

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,987,300	0	5,649,790		
FM RD	4,987,300	0	5,649,790		
SPEC RD/BRIDGE	4,987,300	0	5,649,790		
SEALY CITY	4,987,300	0	5,649,790		
SEALY ISD	4,987,300	0	5,649,790		
AUSTIN CO PREC3	4,987,300	0	5,649,790		
AUST CO ESD #2	4,987,300	1,342,990	4,306,800		