

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

ELICK JOHN V
PO BOX 803
BELLVILLE TX 77418-0803



APPRAISAL YEAR 2026	
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING PROTESTS ON 6/23/2026 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:	6-01-2026
ARB Hearing:	6-23-2026
Owner:	115 296
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 2026	PROPERTY DESCRIPTION	
COUNTY	C	3,190	4,370	Lease: 600468	Type: REAL Owner #: 115
FM RD	C	3,190	4,370	Legal: KAECEHELE UNIT #2	
SPEC RD/BRIDGE	C	3,190	4,370	ETOCO LP	
SEALY ISD	C	3,190	4,370	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	3,190	4,370	RRC 176226	
AUST CO ESD #2	C	3,190	4,370		
				.008090 Royalty Interest	
				Category: G1	
				Railroad #: 176226	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,370 in 2026 as compared to \$3,730 in 2021 is a 17.16% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,190	540	3,830		
FM RD	3,190	540	3,830		
SPEC RD/BRIDGE	3,190	540	3,830		
SEALY ISD	3,190	540	3,830		
AUSTIN CO PREC4	3,190	540	3,830		
AUST CO ESD #2	3,190	540	3,830		

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,

GREG COOK
Chief Appraiser

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 240	700	Lease: 600644 Type: REAL Owner #: 115
FM RD	C 240	700	Legal: KAECHLE UNIT #1
SPEC RD/BRIDGE	C 240	700	ETOCO LP
SEALY ISD	C 240	700	AB 170 VITAL FLORES
AUST CO ESD #2	C 240	700	RRC 218912
AUSTIN CO PREC4	C 240	700	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008090 Royalty Interest
HB1984: The Appraised value of \$700 in 2026 as compared to \$120 in 2021 is a 483.33% increase.			Category: G1
			Railroad #: 218912
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	410	290
FM RD	240	410	290
SPEC RD/BRIDGE	240	410	290
SEALY ISD	240	410	290
AUST CO ESD #2	240	410	290
AUSTIN CO PREC4	240	410	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,910	1,570	Lease: 600667 Type: REAL Owner #: 115
FM RD	C 2,910	1,570	Legal: KAECHLE UNIT #3
SPEC RD/BRIDGE	C 2,910	1,570	ETOCO LP
SEALY ISD	C 2,910	1,570	AB 170 VITAL FLORES
AUST CO ESD #2	C 2,910	1,570	RRC 180528
AUSTIN CO PREC4	C 2,910	1,570	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008090 Royalty Interest
HB1984: The Appraised value of \$1,570 in 2026 as compared to \$2,010 in 2021 is a 21.89% decrease.			Category: G1
			Railroad #: 180528
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	1,040	530
FM RD	440	1,040	530
SPEC RD/BRIDGE	440	1,040	530
SEALY ISD	440	1,040	530
AUST CO ESD #2	440	1,040	530
AUSTIN CO PREC4	440	1,040	530

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,870	1,990	4,650		
FM RD	3,870	1,990	4,650		
SPEC RD/BRIDGE	3,870	1,990	4,650		
SEALY ISD	3,870	1,990	4,650		
AUSTIN CO PREC4	3,870	1,990	4,650		
AUST CO ESD #2	3,870	1,990	4,650		