

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

GLOVER JERRY
PO BOX 52
JUNCTION CITY AR 71749-0052

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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: 12341 411

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 7,370	8,900	Lease: 600529 Type: REAL Owner #: 12341
FM RD	C 7,370	8,900	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 7,370	8,900	ETOCO LP
SEALY ISD	C 7,370	8,900	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 7,370	8,900	RRC 195495
AUST CO ESD #2	C 7,370	8,900	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$8,900 in 2026 as compared to \$4,180 in 2021 is a 112.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,370	60	8,840
FM RD	7,370	60	8,840
SPEC RD/BRIDGE	7,370	60	8,840
SEALY ISD	7,370	60	8,840
AUSTIN CO PREC4	7,370	60	8,840
AUST CO ESD #2	7,370	60	8,840

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 4,560	6,420	Lease: 600549 Type: REAL Owner #: 12341
FM RD	C 4,560	6,420	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 4,560	6,420	ETOCO LP
SEALY ISD	C 4,560	6,420	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 4,560	6,420	RRC 196881
AUST CO ESD #2	C 4,560	6,420	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.022153 Royalty Interest
HB1984: The Appraised value of \$6,420 in 2026 as compared to \$6,350 in 2021 is a 1.10% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,560	950	5,470
FM RD	4,560	950	5,470
SPEC RD/BRIDGE	4,560	950	5,470
SEALY ISD	4,560	950	5,470
AUSTIN CO PREC4	4,560	950	5,470
AUST CO ESD #2	4,560	950	5,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,690	3,380	Lease: 600589 Type: REAL Owner #: 12341
FM RD	C 1,690	3,380	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 1,690	3,380	ETOCO LP
SEALY ISD	C 1,690	3,380	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 1,690	3,380	RRC 202608
AUST CO ESD #2	C 1,690	3,380	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.022153 Royalty Interest
HB1984: The Appraised value of \$3,380 in 2026 as compared to \$4,530 in 2021 is a 25.39% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,690	1,350	2,030
FM RD	1,690	1,350	2,030
SPEC RD/BRIDGE	1,690	1,350	2,030
SEALY ISD	1,690	1,350	2,030
AUSTIN CO PREC4	1,690	1,350	2,030
AUST CO ESD #2	1,690	1,350	2,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 110	270	Lease: 600590 Type: REAL Owner #: 12341
FM RD	C 110	270	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 110	270	JAMEX INC
SEALY ISD	C 110	270	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 110	270	RRC 202602
AUST CO ESD #2	C 110	270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001519 Royalty Interest
HB1984: The Appraised value of \$270 in 2026 as compared to \$200 in 2021 is a 35.00% increase.			Category: G1
			Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	140	130
FM RD	110	140	130
SPEC RD/BRIDGE	110	140	130
SEALY ISD	110	140	130
AUSTIN CO PREC4	110	140	130
AUST CO ESD #2	110	140	130

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,730	2,500	16,470		
FM RD	13,730	2,500	16,470		
SPEC RD/BRIDGE	13,730	2,500	16,470		
SEALY ISD	13,730	2,500	16,470		
AUSTIN CO PREC4	13,730	2,500	16,470		
AUST CO ESD #2	13,730	2,500	16,470		

