

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

KAECELE CHARLES PARTNERSHIP
PO BOX 276
WALLIS TX 77485-0276

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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: 16066 620 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 44,560	60,970	Lease: 600468 Type: REAL Owner #: 16066
FM RD	C 44,560	60,970	Legal: KAECELE UNIT #2
SPEC RD/BRIDGE	C 44,560	60,970	ETOCO LP
SEALY ISD	C 44,560	60,970	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 44,560	60,970	RRC 176226
AUST CO ESD #2	C 44,560	60,970	.112866 Royalty Interest
			Category: G1
			Railroad #: 176226
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60,970 in 2026 as compared to \$51,970 in 2021 is a 17.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	44,560	7,500	53,470
FM RD	44,560	7,500	53,470
SPEC RD/BRIDGE	44,560	7,500	53,470
SEALY ISD	44,560	7,500	53,470
AUSTIN CO PREC4	44,560	7,500	53,470
AUST CO ESD #2	44,560	7,500	53,470

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	42,650	22,470	Lease: 600563 Type: REAL Owner #: 16066
FM RD	42,650	22,470	Legal: KAECHLE CHARLES UNIT #1
SPEC RD/BRIDGE	42,650	22,470	ETOCO LP
SEALY ISD	42,650	22,470	AB 170 VITAL FLORES
AUSTIN CO PREC4	42,650	22,470	RRC 192086
AUST CO ESD #2	42,650	22,470	
HB1984: The Appraised value of \$22,470 in 2026 as compared to \$43,370 in 2021 is a 48.19% decrease.			.242872 Royalty Interest Category: G1 Railroad #: 192086
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	42,650	0	22,470
FM RD	42,650	0	22,470
SPEC RD/BRIDGE	42,650	0	22,470
SEALY ISD	42,650	0	22,470
AUSTIN CO PREC4	42,650	0	22,470
AUST CO ESD #2	42,650	0	22,470

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	63,210	56,850	Lease: 600601 Type: REAL Owner #: 16066
FM RD	63,210	56,850	Legal: KAECHLE CHARLES UNIT #3
SPEC RD/BRIDGE	63,210	56,850	ETOCO LP
SEALY ISD	63,210	56,850	AB 170 VITAL FLORES
AUSTIN CO PREC4	63,210	56,850	RRC 206561
AUST CO ESD #2	63,210	56,850	
HB1984: The Appraised value of \$56,850 in 2026 as compared to \$24,790 in 2021 is a 129.33% increase.			.242872 Royalty Interest Category: G1 Railroad #: 206561
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	63,210	0	56,850
FM RD	63,210	0	56,850
SPEC RD/BRIDGE	63,210	0	56,850
SEALY ISD	63,210	0	56,850
AUSTIN CO PREC4	63,210	0	56,850
AUST CO ESD #2	63,210	0	56,850

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 10,770	15,200	Lease: 600611 Type: REAL Owner #: 16066
FM RD	C 10,770	15,200	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 10,770	15,200	ETOCO LP
SEALY ISD	C 10,770	15,200	AB 170 VITAL FLORES
AUST CO ESD #2	C 10,770	15,200	RRC 212003
AUSTIN CO PREC4	C 10,770	15,200	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$15,200 in 2026 as compared to \$4,390 in 2021 is a 246.24% increase.			.112866 Royalty Interest Category: G1 Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	8,620	4,860	10,340
FM RD	8,620	4,860	10,340
SPEC RD/BRIDGE	8,620	4,860	10,340
SEALY ISD	8,620	4,860	10,340
AUST CO ESD #2	8,620	4,860	10,340
AUSTIN CO PREC4	8,620	4,860	10,340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	18,100	12,050	Lease: 600640 Type: REAL Owner #: 16066
FM RD	18,100	12,050	Legal: KAECELE CHARLES UNIT #2
SPEC RD/BRIDGE	18,100	12,050	ETOCO LP
SEALY ISD	18,100	12,050	AB 170 VITAL FLORES
AUST CO ESD #2	18,100	12,050	RRC 219084
AUSTIN CO PREC4	18,100	12,050	
.242872 Royalty Interest Category: G1 Railroad #: 219084			
HB1984: The Appraised value of \$12,050 in 2026 as compared to \$11,340 in 2021 is a 6.26% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	18,100	0	12,050
FM RD	18,100	0	12,050
SPEC RD/BRIDGE	18,100	0	12,050
SEALY ISD	18,100	0	12,050
AUST CO ESD #2	18,100	0	12,050
AUSTIN CO PREC4	18,100	0	12,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 40,630	21,880	Lease: 600667 Type: REAL Owner #: 16066
FM RD	C 40,630	21,880	Legal: KAECELE UNIT #3
SPEC RD/BRIDGE	C 40,630	21,880	ETOCO LP
SEALY ISD	C 40,630	21,880	AB 170 VITAL FLORES
AUST CO ESD #2	C 40,630	21,880	RRC 180528
AUSTIN CO PREC4	C 40,630	21,880	
.112866 Royalty Interest Category: G1 Railroad #: 180528			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$21,880 in 2026 as compared to \$27,980 in 2021 is a 21.80% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,190	14,450	7,430
FM RD	6,190	14,450	7,430
SPEC RD/BRIDGE	6,190	14,450	7,430
SEALY ISD	6,190	14,450	7,430
AUST CO ESD #2	6,190	14,450	7,430
AUSTIN CO PREC4	6,190	14,450	7,430

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	183,330	26,810	162,610		
FM RD	183,330	26,810	162,610		
SPEC RD/BRIDGE	183,330	26,810	162,610		
SEALY ISD	183,330	26,810	162,610		
AUSTIN CO PREC4	183,330	26,810	162,610		
AUST CO ESD #2	183,330	26,810	162,610		

