

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

HIS GEORGE
C/O JANICE ATKINS
515 DEER LAKE RD
WIMBERLEY TX 78676-5807

|||||

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: 17131 524

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 3,400	4,660	Lease: 600468 Type: REAL Owner #: 17131
FM RD	C 3,400	4,660	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 3,400	4,660	ETOCO LP
SEALY ISD	C 3,400	4,660	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 3,400	4,660	RRC 176226
AUST CO ESD #2	C 3,400	4,660	.008622 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$4,660 in 2026 as compared to \$3,970 in 2021 is a 17.38% increase.			Railroad #: 176226
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,400	580	4,080
FM RD	3,400	580	4,080
SPEC RD/BRIDGE	3,400	580	4,080
SEALY ISD	3,400	580	4,080
AUSTIN CO PREC4	3,400	580	4,080
AUST CO ESD #2	3,400	580	4,080

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 820	1,160	Lease: 600611 Type: REAL Owner #: 17131
FM RD	C 820	1,160	Legal: KAECELE UNIT #5
SPEC RD/BRIDGE	C 820	1,160	ETOCO LP
SEALY ISD	C 820	1,160	AB 170 VITAL FLORES
AUST CO ESD #2	C 820	1,160	RRC 212003
AUSTIN CO PREC4	C 820	1,160	
			.008622 Override Royalty
			Category: G1
			Railroad #: 212003
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$340 in 2021 is a 241.18% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	660	370	790
FM RD	660	370	790
SPEC RD/BRIDGE	660	370	790
SEALY ISD	660	370	790
AUST CO ESD #2	660	370	790
AUSTIN CO PREC4	660	370	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 250	740	Lease: 600644 Type: REAL Owner #: 17131
FM RD	C 250	740	Legal: KAECELE UNIT #1
SPEC RD/BRIDGE	C 250	740	ETOCO LP
SEALY ISD	C 250	740	AB 170 VITAL FLORES
AUST CO ESD #2	C 250	740	RRC 218912
AUSTIN CO PREC4	C 250	740	
			.008622 Override Royalty
			Category: G1
			Railroad #: 218912
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$740 in 2026 as compared to \$130 in 2021 is a 469.23% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	250	440	300
FM RD	250	440	300
SPEC RD/BRIDGE	250	440	300
SEALY ISD	250	440	300
AUST CO ESD #2	250	440	300
AUSTIN CO PREC4	250	440	300

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,150	770	Lease: 600657 Type: REAL Owner #: 17131
FM RD	1,150	770	Legal: KAECELE UNIT #6
SPEC RD/BRIDGE	1,150	770	ETOCO LP
SEALY ISD	1,150	770	AB 170 VITAL FLORES
AUST CO ESD #2	1,150	770	RRC 227960
AUSTIN CO PREC4	1,150	770	
			.008622 Override Royalty
			Category: G1
			Railroad #: 227960
HB1984: The Appraised value of \$770 in 2026 as compared to \$1,150 in 2021 is a 33.04% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,080	0	770
FM RD	1,080	0	770
SPEC RD/BRIDGE	1,080	0	770
SEALY ISD	1,080	0	770
AUST CO ESD #2	1,080	0	770
AUSTIN CO PREC4	1,080	0	770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,100	1,670	Lease: 600667 Type: REAL Owner #: 17131
FM RD	C 3,100	1,670	Legal: KAECELE UNIT #3
SPEC RD/BRIDGE	C 3,100	1,670	ETOCO LP
SEALY ISD	C 3,100	1,670	AB 170 VITAL FLORES
AUST CO ESD #2	C 3,100	1,670	RRC 180528
AUSTIN CO PREC4	C 3,100	1,670	.008622 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$1,670 in 2026 as compared to \$2,140 in 2021 is a 21.96% decrease.			Railroad #: 180528
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	470	1,110	560
FM RD	470	1,110	560
SPEC RD/BRIDGE	470	1,110	560
SEALY ISD	470	1,110	560
AUST CO ESD #2	470	1,110	560
AUSTIN CO PREC4	470	1,110	560

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	5,860	2,500	6,500
FM RD	5,860	2,500	6,500
SPEC RD/BRIDGE	5,860	2,500	6,500
SEALY ISD	5,860	2,500	6,500
AUSTIN CO PREC4	5,860	2,500	6,500
AUST CO ESD #2	5,860	2,500	6,500

