

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

MABEE J E & L E FDN INC
% DMS & COMPANY
PO BOX 5677
ABILENE TX 79608-5677



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: 17226 741

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 930	1,200	Lease: 600512 Type: REAL Owner #: 17226
FM RD	C 930	1,200	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 930	1,200	JAMEX INC
SEALY ISD	C 930	1,200	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 930	1,200	RRC 184600
AUST CO ESD #2	C 930	1,200	Agent: 198
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007859 Royalty Interest
HB1984: The Appraised value of \$1,200 in 2026 as compared to \$350 in 2021 is a 242.86% increase.			Category: G1
			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	930	80	1,120
FM RD	930	80	1,120
SPEC RD/BRIDGE	930	80	1,120
SEALY ISD	930	80	1,120
AUSTIN CO PREC4	930	80	1,120
AUST CO ESD #2	930	80	1,120

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 260	450	Lease: 600605 Type: REAL Owner #: 17226
FM RD	C 260	450	Legal: HILLBOLDT W#6
SEALY ISD	C 260	450	MAGNUM PRODUCING LP
AUST CO ESD #2	C 260	450	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 260	450	RRC 210200
AUSTIN CO PREC3	C 130	230	Agent: 198
AUSTIN CO PREC4	C 130	230	.032616 Royalty Interest
			Category: G1
			Railroad #: 210200
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$450 in 2026 as compared to \$180 in 2021 is a 150.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	320	130
FM RD	110	320	130
SEALY ISD	110	320	130
AUST CO ESD #2	110	320	130
SPEC RD/BRIDGE	110	320	130
AUSTIN CO PREC3	60	160	70
AUSTIN CO PREC4	60	160	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		3,510	Lease: 600632 Type: REAL Owner #: 17226
SEALY ISD		3,510	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		3,510	MAGNUM PRODUCING LP
FM RD		3,510	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		3,510	RRC 215622
AUSTIN CO PREC3		1,760	Agent: 198
AUSTIN CO PREC4		1,760	.032616 Royalty Interest
			Category: G1
			Railroad #: 215622
HB1984: The Appraised value of \$3,510 in 2026 as compared to \$1,060 in 2021 is a 231.13% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	3,510
SEALY ISD	0	0	3,510
AUST CO ESD #2	0	0	3,510
FM RD	0	0	3,510
SPEC RD/BRIDGE	0	0	3,510
AUSTIN CO PREC3	0	0	1,760
AUSTIN CO PREC4	0	0	1,760

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,040	400	4,760		
FM RD	1,040	400	4,760		
SPEC RD/BRIDGE	1,040	400	4,760		
SEALY ISD	1,040	400	4,760		
AUSTIN CO PREC4	990	240	2,950		
AUST CO ESD #2	1,040	400	4,760		
AUSTIN CO PREC3	60	160	1,830		