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[illegible]

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: 21060 605
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		290	350	Lease: 600521 Type: REAL Owner #: 21060	
FM RD		290	350	Legal: REASER W#1	
SPEC RD/BRIDGE		290	350	JAMEX INC	
SEALY ISD		290	350	AB 170 VITAL FLORES	
AUSTIN CO PREC4		290	350	RRC 187889 190573	
AUST CO ESD #2		290	350		
				.000550 Royalty Interest	
				Category: G1	
				Railroad #: 187889	
HB1984: The Appraised value of \$350 in 2026			as compared to \$370 in 2021 is a 5.41% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	290	0	350		
FM RD	290	0	350		
SPEC RD/BRIDGE	290	0	350		
SEALY ISD	290	0	350		
AUSTIN CO PREC4	290	0	350		
AUST CO ESD #2	290	0	350		

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, beginng 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	170	170	Lease: 600530 Type: REAL Owner #: 21060
FM RD	170	170	Legal: REASER W#A1
SPEC RD/BRIDGE	170	170	JAMEX INC
SEALY ISD	170	170	AB 170 VITAL FLORES
AUSTIN CO PREC4	170	170	RRC 195683
AUST CO ESD #2	170	170	
HB1984: The Appraised value of \$170 in 2026 as compared to \$190 in 2021 is a 10.53% decrease.			.001092 Royalty Interest Category: G1 Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	0	170
FM RD	170	0	170
SPEC RD/BRIDGE	170	0	170
SEALY ISD	170	0	170
AUSTIN CO PREC4	170	0	170
AUST CO ESD #2	170	0	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	250	220	Lease: 600531 Type: REAL Owner #: 21060
FM RD	250	220	Legal: REASER W#5
SPEC RD/BRIDGE	250	220	JAMEX INC
SEALY ISD	250	220	AB 170 VITAL FLORES
AUSTIN CO PREC4	250	220	RRC 1995677
AUST CO ESD #2	250	220	
HB1984: The Appraised value of \$220 in 2026 as compared to \$240 in 2021 is a 8.33% decrease.			.000550 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	250	0	220
FM RD	250	0	220
SPEC RD/BRIDGE	250	0	220
SEALY ISD	250	0	220
AUSTIN CO PREC4	250	0	220
AUST CO ESD #2	250	0	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 150	240	Lease: 600532 Type: REAL Owner #: 21060
FM RD	C 150	240	Legal: REASER W#4
SPEC RD/BRIDGE	C 150	240	JAMEX INC
SEALY ISD	C 150	240	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 150	240	RRC 194941
AUST CO ESD #2	C 150	240	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$240 in 2026 as compared to \$190 in 2021 is a 26.32% increase.			.000550 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	70	170
FM RD	140	70	170
SPEC RD/BRIDGE	140	70	170
SEALY ISD	140	70	170
AUSTIN CO PREC4	140	70	170
AUST CO ESD #2	140	70	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	70	Lease: 600535 Type: REAL Owner #: 21060
FM RD	70	70	Legal: REASER W#6
SPEC RD/BRIDGE	70	70	JAMEX INC
SEALY ISD	70	70	AB 170 VITAL FLORES
AUSTIN CO PREC4	70	70	RRC 196877
AUST CO ESD #2	70	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.			.000550 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	70
FM RD	70	0	70
SPEC RD/BRIDGE	70	0	70
SEALY ISD	70	0	70
AUSTIN CO PREC4	70	0	70
AUST CO ESD #2	70	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	140	Lease: 600547 Type: REAL Owner #: 21060
FM RD	180	140	Legal: REASER W#3
SPEC RD/BRIDGE	180	140	JAMEX INC
SEALY ISD	180	140	AB 170 VITAL FLORES
AUSTIN CO PREC4	180	140	RRC 192679
AUST CO ESD #2	180	140	
HB1984: The Appraised value of \$140 in 2026 as compared to \$250 in 2021 is a 44.00% decrease.			.000550 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	140
FM RD	180	0	140
SPEC RD/BRIDGE	180	0	140
SEALY ISD	180	0	140
AUSTIN CO PREC4	180	0	140
AUST CO ESD #2	180	0	140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	100	Lease: 600576 Type: REAL Owner #: 21060
FM RD	180	100	Legal: REASER W#7
SPEC RD/BRIDGE	180	100	JAMEX INC
SEALY ISD	180	100	AB 170 VITAL FLORES
AUSTIN CO PREC4	180	100	RRC 202603
AUST CO ESD #2	180	100	
HB1984: The Appraised value of \$100 in 2026 as compared to \$240 in 2021 is a 58.33% decrease.			.000550 Royalty Interest Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	100
FM RD	180	0	100
SPEC RD/BRIDGE	180	0	100
SEALY ISD	180	0	100
AUSTIN CO PREC4	180	0	100
AUST CO ESD #2	180	0	100

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,280	70	1,220		
FM RD	1,280	70	1,220		
SPEC RD/BRIDGE	1,280	70	1,220		
SEALY ISD	1,280	70	1,220		
AUSTIN CO PREC4	1,280	70	1,220		
AUST CO ESD #2	1,280	70	1,220		

