

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

ROSSELLI FLORENE HILL
%JOHN C ROSSELLI AIF
500 HIGH MEADOWS RD
BELLVILLE TX 77418

|||||

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: 21254 1026 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	1,760	2,410	Lease: 600468	Type: REAL Owner #: 21254
FM RD	C	1,760	2,410	Legal: KAECHELE UNIT #2	
SPEC RD/BRIDGE	C	1,760	2,410	ETOCO LP	
SEALY ISD	C	1,760	2,410	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	1,760	2,410	RRC 176226	
AUST CO ESD #2	C	1,760	2,410		
				.004461 Royalty Interest	
				Category: G1	
				Railroad #: 176226	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,410 in 2026 as compared to \$2,050 in 2021 is a 17.56% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,760	300	2,110		
FM RD	1,760	300	2,110		
SPEC RD/BRIDGE	1,760	300	2,110		
SEALY ISD	1,760	300	2,110		
AUSTIN CO PREC4	1,760	300	2,110		
AUST CO ESD #2	1,760	300	2,110		

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 430	600	Lease: 600611 Type: REAL Owner #: 21254
FM RD	C 430	600	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 430	600	ETOCO LP
SEALY ISD	C 430	600	AB 170 VITAL FLORES
AUST CO ESD #2	C 430	600	RRC 212003
AUSTIN CO PREC4	C 430	600	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004461 Royalty Interest
HB1984: The Appraised value of \$600 in 2026 as compared to			Category: G1
			Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	340	200	400
FM RD	340	200	400
SPEC RD/BRIDGE	340	200	400
SEALY ISD	340	200	400
AUST CO ESD #2	340	200	400
AUSTIN CO PREC4	340	200	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 130	380	Lease: 600644 Type: REAL Owner #: 21254
FM RD	C 130	380	Legal: KAECHLE UNIT #1
SPEC RD/BRIDGE	C 130	380	ETOCO LP
SEALY ISD	C 130	380	AB 170 VITAL FLORES
AUST CO ESD #2	C 130	380	RRC 218912
AUSTIN CO PREC4	C 130	380	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004461 Royalty Interest
HB1984: The Appraised value of \$380 in 2026 as compared to			Category: G1
			Railroad #: 218912
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	220	160
FM RD	130	220	160
SPEC RD/BRIDGE	130	220	160
SEALY ISD	130	220	160
AUST CO ESD #2	130	220	160
AUSTIN CO PREC4	130	220	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	600	400	Lease: 600657 Type: REAL Owner #: 21254
FM RD	600	400	Legal: KAECHLE UNIT #6
SPEC RD/BRIDGE	600	400	ETOCO LP
SEALY ISD	600	400	AB 170 VITAL FLORES
AUST CO ESD #2	600	400	RRC 227960
AUSTIN CO PREC4	600	400	
HB1984: The Appraised value of \$400 in 2026 as compared to			.004461 Royalty Interest
			Category: G1
			Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	560	0	400
FM RD	560	0	400
SPEC RD/BRIDGE	560	0	400
SEALY ISD	560	0	400
AUST CO ESD #2	560	0	400
AUSTIN CO PREC4	560	0	400

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C 1,610	870	Lease: 600667 Type: REAL Owner #: 21254		
FM RD		C 1,610	870	Legal: KAECELE UNIT #3		
SPEC RD/BRIDGE		C 1,610	870	ETOCO LP		
SEALY ISD		C 1,610	870	AB 170 VITAL FLORES		
AUST CO ESD #2		C 1,610	870	RRC 180528		
AUSTIN CO PREC4		C 1,610	870	.004461 Royalty Interest		
				Category: G1		
				Railroad #: 180528		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$870 in 2026				as compared to \$1,110 in 2021 is a 21.62% decrease.		
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		240	580	290		
FM RD		240	580	290		
SPEC RD/BRIDGE		240	580	290		
SEALY ISD		240	580	290		
AUST CO ESD #2		240	580	290		
AUSTIN CO PREC4		240	580	290		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,030	1,300	3,360		
FM RD	3,030	1,300	3,360		
SPEC RD/BRIDGE	3,030	1,300	3,360		
SEALY ISD	3,030	1,300	3,360		
AUSTIN CO PREC4	3,030	1,300	3,360		
AUST CO ESD #2	3,030	1,300	3,360		

