

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

ZINK JEFFREY KARL GRANTOR TRST
% DENISE ZINK
1220 JUSTIN LN
CROWLEY TX 76036-4654



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:	22867 1387
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 5,150	7,040	Lease: 600468 Type: REAL Owner #: 22867
FM RD	C 5,150	7,040	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 5,150	7,040	ETOCO LP
SEALY ISD	C 5,150	7,040	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 5,150	7,040	RRC 176226
AUST CO ESD #2	C 5,150	7,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.013040 Override Royalty
HB1984: The Appraised value of \$7,040 in 2026 as compared to \$6,000 in 2021 is a 17.33% increase.			Category: G1
			Railroad #: 176226
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,150	860	6,180
FM RD	5,150	860	6,180
SPEC RD/BRIDGE	5,150	860	6,180
SEALY ISD	5,150	860	6,180
AUSTIN CO PREC4	5,150	860	6,180
AUST CO ESD #2	5,150	860	6,180

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	130	90	Lease: 600511 Type: REAL Owner #: 22867
FM RD	130	90	Legal: KAECELE "170" W#1
SPEC RD/BRIDGE	130	90	JAMEX INC
SEALY ISD	130	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	130	90	RRC 182509
AUST CO ESD #2	130	90	
HB1984: The Appraised value of \$90 in 2026 as compared to \$200 in 2021 is a 55.00% decrease.			.000440 Override Royalty Category: G1 Railroad #: 182509
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	90
FM RD	130	0	90
SPEC RD/BRIDGE	130	0	90
SEALY ISD	130	0	90
AUSTIN CO PREC4	130	0	90
AUST CO ESD #2	130	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	100	Lease: 600513 Type: REAL Owner #: 22867
FM RD	C 70	100	Legal: KAECELE "170" W#2
SPEC RD/BRIDGE	C 70	100	JAMEX INC
SEALY ISD	C 70	100	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 70	100	RRC 184756
AUST CO ESD #2	C 70	100	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$100 in 2026 as compared to \$70 in 2021 is a 42.86% increase.			.000440 Override Royalty Category: G1 Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	20	80
FM RD	70	20	80
SPEC RD/BRIDGE	70	20	80
SEALY ISD	70	20	80
AUSTIN CO PREC4	70	20	80
AUST CO ESD #2	70	20	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	240	280	Lease: 600521 Type: REAL Owner #: 22867
FM RD	240	280	Legal: REASER W#1
SPEC RD/BRIDGE	240	280	JAMEX INC
SEALY ISD	240	280	AB 170 VITAL FLORES
AUSTIN CO PREC4	240	280	RRC 187889 190573
AUST CO ESD #2	240	280	
HB1984: The Appraised value of \$280 in 2026 as compared to \$300 in 2021 is a 6.67% decrease.			.000440 Override Royalty Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	0	280
FM RD	240	0	280
SPEC RD/BRIDGE	240	0	280
SEALY ISD	240	0	280
AUSTIN CO PREC4	240	0	280
AUST CO ESD #2	240	0	280

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	40	90	Lease: 600528 Type: REAL Owner #: 22867
FM RD	C	40	90	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C	40	90	JAMEX INC
SEALY ISD	C	40	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	C	40	90	RRC 193089
AUST CO ESD #2	C	40	90	.000440 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$90 in 2026 as compared to \$60 in 2021 is a 50.00% increase.				Railroad #: 193089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	40	50	
FM RD	40	40	50	
SPEC RD/BRIDGE	40	40	50	
SEALY ISD	40	40	50	
AUSTIN CO PREC4	40	40	50	
AUST CO ESD #2	40	40	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		200	180	Lease: 600531 Type: REAL Owner #: 22867
FM RD		200	180	Legal: REASER W#5
SPEC RD/BRIDGE		200	180	JAMEX INC
SEALY ISD		200	180	AB 170 VITAL FLORES
AUSTIN CO PREC4		200	180	RRC 1995677
AUST CO ESD #2		200	180	.000440 Override Royalty
HB1984: The Appraised value of \$180 in 2026 as compared to \$190 in 2021 is a 5.26% decrease.				Category: G1
				Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	200	0	180	
FM RD	200	0	180	
SPEC RD/BRIDGE	200	0	180	
SEALY ISD	200	0	180	
AUSTIN CO PREC4	200	0	180	
AUST CO ESD #2	200	0	180	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	120	190	Lease: 600532 Type: REAL Owner #: 22867
FM RD	C	120	190	Legal: REASER W#4
SPEC RD/BRIDGE	C	120	190	JAMEX INC
SEALY ISD	C	120	190	AB 170 VITAL FLORES
AUSTIN CO PREC4	C	120	190	RRC 194941
AUST CO ESD #2	C	120	190	.000440 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$190 in 2026 as compared to \$150 in 2021 is a 26.67% increase.				Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	120	50	140	
FM RD	120	50	140	
SPEC RD/BRIDGE	120	50	140	
SEALY ISD	120	50	140	
AUSTIN CO PREC4	120	50	140	
AUST CO ESD #2	120	50	140	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	60	60	Lease: 600535 Type: REAL Owner #: 22867
FM RD	60	60	Legal: REASER W#6
SPEC RD/BRIDGE	60	60	JAMEX INC
SEALY ISD	60	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	60	60	RRC 196877
AUST CO ESD #2	60	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$40 in 2021 is a 50.00% increase.			.000440 Override Royalty Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	60
FM RD	60	0	60
SPEC RD/BRIDGE	60	0	60
SEALY ISD	60	0	60
AUSTIN CO PREC4	60	0	60
AUST CO ESD #2	60	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	150	120	Lease: 600547 Type: REAL Owner #: 22867
FM RD	150	120	Legal: REASER W#3
SPEC RD/BRIDGE	150	120	JAMEX INC
SEALY ISD	150	120	AB 170 VITAL FLORES
AUSTIN CO PREC4	150	120	RRC 192679
AUST CO ESD #2	150	120	
HB1984: The Appraised value of \$120 in 2026 as compared to \$200 in 2021 is a 40.00% decrease.			.000440 Override Royalty Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	150	0	120
FM RD	150	0	120
SPEC RD/BRIDGE	150	0	120
SEALY ISD	150	0	120
AUSTIN CO PREC4	150	0	120
AUST CO ESD #2	150	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	110	Lease: 600563 Type: REAL Owner #: 22867
FM RD	200	110	Legal: KAECHLE CHARLES UNIT #1
SPEC RD/BRIDGE	200	110	ETOCO LP
SEALY ISD	200	110	AB 170 VITAL FLORES
AUSTIN CO PREC4	200	110	RRC 192086
AUST CO ESD #2	200	110	
HB1984: The Appraised value of \$110 in 2026 as compared to \$210 in 2021 is a 47.62% decrease.			.001157 Override Royalty Category: G1 Railroad #: 192086
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	110
FM RD	200	0	110
SPEC RD/BRIDGE	200	0	110
SEALY ISD	200	0	110
AUSTIN CO PREC4	200	0	110
AUST CO ESD #2	200	0	110

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	150	80	Lease: 600576 Type: REAL Owner #: 22867
FM RD	150	80	Legal: REASER W#7
SPEC RD/BRIDGE	150	80	JAMEX INC
SEALY ISD	150	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	150	80	RRC 202603
AUST CO ESD #2	150	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$190 in 2021 is a 57.89% decrease.			.000440 Override Royalty Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	150	0	80
FM RD	150	0	80
SPEC RD/BRIDGE	150	0	80
SEALY ISD	150	0	80
AUSTIN CO PREC4	150	0	80
AUST CO ESD #2	150	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	300	270	Lease: 600601 Type: REAL Owner #: 22867
FM RD	300	270	Legal: KAECHLE CHARLES UNIT #3
SPEC RD/BRIDGE	300	270	ETOCO LP
SEALY ISD	300	270	AB 170 VITAL FLORES
AUSTIN CO PREC4	300	270	RRC 206561
AUST CO ESD #2	300	270	
HB1984: The Appraised value of \$270 in 2026 as compared to \$120 in 2021 is a 125.00% increase.			.001157 Override Royalty Category: G1 Railroad #: 206561
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	0	270
FM RD	300	0	270
SPEC RD/BRIDGE	300	0	270
SEALY ISD	300	0	270
AUSTIN CO PREC4	300	0	270
AUST CO ESD #2	300	0	270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,240	1,760	Lease: 600611 Type: REAL Owner #: 22867
FM RD	C 1,240	1,760	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 1,240	1,760	ETOCO LP
SEALY ISD	C 1,240	1,760	AB 170 VITAL FLORES
AUST CO ESD #2	C 1,240	1,760	RRC 212003
AUSTIN CO PREC4	C 1,240	1,760	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,760 in 2026 as compared to \$510 in 2021 is a 245.10% increase.			.013040 Override Royalty Category: G1 Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,000	560	1,200
FM RD	1,000	560	1,200
SPEC RD/BRIDGE	1,000	560	1,200
SEALY ISD	1,000	560	1,200
AUST CO ESD #2	1,000	560	1,200
AUSTIN CO PREC4	1,000	560	1,200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	60	Lease: 600640 Type: REAL Owner #: 22867
FM RD	90	60	Legal: KAEHELE CHARLES UNIT #2
SPEC RD/BRIDGE	90	60	ETOCO LP
SEALY ISD	90	60	AB 170 VITAL FLORES
AUST CO ESD #2	90	60	RRC 219084
AUSTIN CO PREC4	90	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$50 in 2021 is a 20.00% increase.			.001157 Override Royalty Category: G1 Railroad #: 219084
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	60
FM RD	90	0	60
SPEC RD/BRIDGE	90	0	60
SEALY ISD	90	0	60
AUST CO ESD #2	90	0	60
AUSTIN CO PREC4	90	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 380	1,120	Lease: 600644 Type: REAL Owner #: 22867
FM RD	C 380	1,120	Legal: KAEHELE UNIT #1
SPEC RD/BRIDGE	C 380	1,120	ETOCO LP
SEALY ISD	C 380	1,120	AB 170 VITAL FLORES
AUST CO ESD #2	C 380	1,120	RRC 218912
AUSTIN CO PREC4	C 380	1,120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,120 in 2026 as compared to \$190 in 2021 is a 489.47% increase.			.012972 Override Royalty Category: G1 Railroad #: 218912
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	660	460
FM RD	380	660	460
SPEC RD/BRIDGE	380	660	460
SEALY ISD	380	660	460
AUST CO ESD #2	380	660	460
AUSTIN CO PREC4	380	660	460

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,750	1,170	Lease: 600657 Type: REAL Owner #: 22867
FM RD	1,750	1,170	Legal: KAEHELE UNIT #6
SPEC RD/BRIDGE	1,750	1,170	ETOCO LP
SEALY ISD	1,750	1,170	AB 170 VITAL FLORES
AUST CO ESD #2	1,750	1,170	RRC 227960
AUSTIN CO PREC4	1,750	1,170	
HB1984: The Appraised value of \$1,170 in 2026 as compared to \$1,740 in 2021 is a 32.76% decrease.			.013040 Override Royalty Category: G1 Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,640	0	1,170
FM RD	1,640	0	1,170
SPEC RD/BRIDGE	1,640	0	1,170
SEALY ISD	1,640	0	1,170
AUST CO ESD #2	1,640	0	1,170
AUSTIN CO PREC4	1,640	0	1,170

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	4,690	2,530	Lease: 600667 Type: REAL Owner #: 22867		
FM RD		C	4,690	2,530	Legal: KAECHELE UNIT #3		
SPEC RD/BRIDGE		C	4,690	2,530	ETOCO LP		
SEALY ISD		C	4,690	2,530	AB 170 VITAL FLORES		
AUST CO ESD #2		C	4,690	2,530	RRC 180528		
AUSTIN CO PREC4		C	4,690	2,530	.013040 Override Royalty		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,530 in 2026 as compared to \$3,230 in 2021 is a 21.67% decrease.					Category: G1		
					Railroad #: 180528		
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		720		1,670	860		
FM RD		720		1,670	860		
SPEC RD/BRIDGE		720		1,670	860		
SEALY ISD		720		1,670	860		
AUST CO ESD #2		720		1,670	860		
AUSTIN CO PREC4		720		1,670	860		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10,640	3,860	11,390		
FM RD	10,640	3,860	11,390		
SPEC RD/BRIDGE	10,640	3,860	11,390		
SEALY ISD	10,640	3,860	11,390		
AUSTIN CO PREC4	10,640	3,860	11,390		
AUST CO ESD #2	10,640	3,860	11,390		

