

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 DENISE BETH
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: 22870 1386

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	3,430	4,700	Lease: 600468	Type: REAL Owner #: 22870
FM RD	C	3,430	4,700	Legal: KAECHELE UNIT #2	
SPEC RD/BRIDGE	C	3,430	4,700	ETOCO LP	
SEALY ISD	C	3,430	4,700	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	3,430	4,700	RRC 176226	
AUST CO ESD #2	C	3,430	4,700		
				.008693 Override Royalty	
				Category: G1	
				Railroad #: 176226	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,700 in 2026 as compared to \$4,000 in 2021 is a 17.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,430	580	4,120		
FM RD	3,430	580	4,120		
SPEC RD/BRIDGE	3,430	580	4,120		
SEALY ISD	3,430	580	4,120		
AUSTIN CO PREC4	3,430	580	4,120		
AUST CO ESD #2	3,430	580	4,120		

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	80	60	Lease: 600511 Type: REAL Owner #: 22870
FM RD	80	60	Legal: KAEHELE "170" W#1
SPEC RD/BRIDGE	80	60	JAMEX INC
SEALY ISD	80	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	80	60	RRC 182509
AUST CO ESD #2	80	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$130 in 2021 is a 53.85% decrease.			.000293 Override Royalty Category: G1 Railroad #: 182509
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	60
FM RD	80	0	60
SPEC RD/BRIDGE	80	0	60
SEALY ISD	80	0	60
AUSTIN CO PREC4	80	0	60
AUST CO ESD #2	80	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	60	Lease: 600513 Type: REAL Owner #: 22870
FM RD	50	60	Legal: KAEHELE "170" W#2
SPEC RD/BRIDGE	50	60	JAMEX INC
SEALY ISD	50	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	50	60	RRC 184756
AUST CO ESD #2	50	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$50 in 2021 is a 20.00% increase.			.000293 Override Royalty Category: G1 Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	60
FM RD	50	0	60
SPEC RD/BRIDGE	50	0	60
SEALY ISD	50	0	60
AUSTIN CO PREC4	50	0	60
AUST CO ESD #2	50	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	160	190	Lease: 600521 Type: REAL Owner #: 22870
FM RD	160	190	Legal: REASER W#1
SPEC RD/BRIDGE	160	190	JAMEX INC
SEALY ISD	160	190	AB 170 VITAL FLORES
AUSTIN CO PREC4	160	190	RRC 187889 190573
AUST CO ESD #2	160	190	
HB1984: The Appraised value of \$190 in 2026 as compared to \$200 in 2021 is a 5.00% decrease.			.000293 Override Royalty Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	0	190
FM RD	160	0	190
SPEC RD/BRIDGE	160	0	190
SEALY ISD	160	0	190
AUSTIN CO PREC4	160	0	190
AUST CO ESD #2	160	0	190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	60	Lease: 600528 Type: REAL Owner #: 22870
FM RD	C 20	60	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 20	60	JAMEX INC
SEALY ISD	C 20	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 20	60	RRC 193089
AUST CO ESD #2	C 20	60	.000293 Override Royalty Category: G1 Railroad #: 193089
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2026 as compared to \$40 in 2021 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	40	20
FM RD	20	40	20
SPEC RD/BRIDGE	20	40	20
SEALY ISD	20	40	20
AUSTIN CO PREC4	20	40	20
AUST CO ESD #2	20	40	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	130	120	Lease: 600531 Type: REAL Owner #: 22870
FM RD	130	120	Legal: REASER W#5
SPEC RD/BRIDGE	130	120	JAMEX INC
SEALY ISD	130	120	AB 170 VITAL FLORES
AUSTIN CO PREC4	130	120	RRC 1995677
AUST CO ESD #2	130	120	.000293 Override Royalty Category: G1 Railroad #: 195677
HB1984: The Appraised value of \$120 in 2026 as compared to \$130 in 2021 is a 7.69% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	120
FM RD	130	0	120
SPEC RD/BRIDGE	130	0	120
SEALY ISD	130	0	120
AUSTIN CO PREC4	130	0	120
AUST CO ESD #2	130	0	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 80	130	Lease: 600532 Type: REAL Owner #: 22870
FM RD	C 80	130	Legal: REASER W#4
SPEC RD/BRIDGE	C 80	130	JAMEX INC
SEALY ISD	C 80	130	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 80	130	RRC 194941
AUST CO ESD #2	C 80	130	.000293 Override Royalty Category: G1 Railroad #: 194941
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$130 in 2026 as compared to \$100 in 2021 is a 30.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	30	100
FM RD	80	30	100
SPEC RD/BRIDGE	80	30	100
SEALY ISD	80	30	100
AUSTIN CO PREC4	80	30	100
AUST CO ESD #2	80	30	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	40	Lease: 600535 Type: REAL Owner #: 22870
FM RD	40	40	Legal: REASER W#6
SPEC RD/BRIDGE	40	40	JAMEX INC
SEALY ISD	40	40	AB 170 VITAL FLORES
AUSTIN CO PREC4	40	40	RRC 196877
AUST CO ESD #2	40	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.			.000293 Override Royalty Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	40
FM RD	40	0	40
SPEC RD/BRIDGE	40	0	40
SEALY ISD	40	0	40
AUSTIN CO PREC4	40	0	40
AUST CO ESD #2	40	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	80	Lease: 600547 Type: REAL Owner #: 22870
FM RD	100	80	Legal: REASER W#3
SPEC RD/BRIDGE	100	80	JAMEX INC
SEALY ISD	100	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	100	80	RRC 192679
AUST CO ESD #2	100	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$140 in 2021 is a 42.86% decrease.			.000293 Override Royalty Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	80
FM RD	100	0	80
SPEC RD/BRIDGE	100	0	80
SEALY ISD	100	0	80
AUSTIN CO PREC4	100	0	80
AUST CO ESD #2	100	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	70	Lease: 600563 Type: REAL Owner #: 22870
FM RD	140	70	Legal: KAECHLE CHARLES UNIT #1
SPEC RD/BRIDGE	140	70	ETOCO LP
SEALY ISD	140	70	AB 170 VITAL FLORES
AUSTIN CO PREC4	140	70	RRC 192086
AUST CO ESD #2	140	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$140 in 2021 is a 50.00% decrease.			.000772 Override Royalty Category: G1 Railroad #: 192086
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	70
FM RD	140	0	70
SPEC RD/BRIDGE	140	0	70
SEALY ISD	140	0	70
AUSTIN CO PREC4	140	0	70
AUST CO ESD #2	140	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	100	60	Lease: 600576 Type: REAL Owner #: 22870
FM RD	100	60	Legal: REASER W#7
SPEC RD/BRIDGE	100	60	JAMEX INC
SEALY ISD	100	60	AB 170 VITAL FLORES
AUSTIN CO PREC4	100	60	RRC 202603
AUST CO ESD #2	100	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$130 in 2021 is a 53.85% decrease.			.000293 Override Royalty Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	60
FM RD	100	0	60
SPEC RD/BRIDGE	100	0	60
SEALY ISD	100	0	60
AUSTIN CO PREC4	100	0	60
AUST CO ESD #2	100	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	180	Lease: 600601 Type: REAL Owner #: 22870
FM RD	200	180	Legal: KAECHLE CHARLES UNIT #3
SPEC RD/BRIDGE	200	180	ETOCO LP
SEALY ISD	200	180	AB 170 VITAL FLORES
AUSTIN CO PREC4	200	180	RRC 206561
AUST CO ESD #2	200	180	
HB1984: The Appraised value of \$180 in 2026 as compared to \$80 in 2021 is a 125.00% increase.			.000772 Override Royalty Category: G1 Railroad #: 206561
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 830	1,170	Lease: 600611 Type: REAL Owner #: 22870
FM RD	C 830	1,170	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 830	1,170	ETOCO LP
SEALY ISD	C 830	1,170	AB 170 VITAL FLORES
AUST CO ESD #2	C 830	1,170	RRC 212003
AUSTIN CO PREC4	C 830	1,170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,170 in 2026 as compared to \$340 in 2021 is a 244.12% increase.			.008693 Override Royalty Category: G1 Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	660	380	790
FM RD	660	380	790
SPEC RD/BRIDGE	660	380	790
SEALY ISD	660	380	790
AUST CO ESD #2	660	380	790
AUSTIN CO PREC4	660	380	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	60	40	Lease: 600640 Type: REAL Owner #: 22870
FM RD	60	40	Legal: KAEHELE CHARLES UNIT #2
SPEC RD/BRIDGE	60	40	ETOCO LP
SEALY ISD	60	40	AB 170 VITAL FLORES
AUST CO ESD #2	60	40	RRC 219084
AUSTIN CO PREC4	60	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$40 in 2021 is a .00% increase.			.000772 Override Royalty Category: G1 Railroad #: 219084
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	40
FM RD	60	0	40
SPEC RD/BRIDGE	60	0	40
SEALY ISD	60	0	40
AUST CO ESD #2	60	0	40
AUSTIN CO PREC4	60	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 250	740	Lease: 600644 Type: REAL Owner #: 22870
FM RD	C 250	740	Legal: KAEHELE 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	
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.			.008648 Override Royalty Category: G1 Railroad #: 218912
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	1,160	780	Lease: 600657 Type: REAL Owner #: 22870
FM RD	1,160	780	Legal: KAEHELE UNIT #6
SPEC RD/BRIDGE	1,160	780	ETOCO LP
SEALY ISD	1,160	780	AB 170 VITAL FLORES
AUST CO ESD #2	1,160	780	RRC 227960
AUSTIN CO PREC4	1,160	780	
HB1984: The Appraised value of \$780 in 2026 as compared to \$1,160 in 2021 is a 32.76% decrease.			.008693 Override Royalty Category: G1 Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,090	0	780
FM RD	1,090	0	780
SPEC RD/BRIDGE	1,090	0	780
SEALY ISD	1,090	0	780
AUST CO ESD #2	1,090	0	780
AUSTIN CO PREC4	1,090	0	780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,130	1,690	Lease: 600667 Type: REAL Owner #: 22870
FM RD	C 3,130	1,690	Legal: KAECHLE UNIT #3
SPEC RD/BRIDGE	C 3,130	1,690	ETOCO LP
SEALY ISD	C 3,130	1,690	AB 170 VITAL FLORES
AUST CO ESD #2	C 3,130	1,690	RRC 180528
AUSTIN CO PREC4	C 3,130	1,690	.008693 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$1,690 in 2026 as compared to \$2,160 in 2021 is a 21.76% decrease.			Railroad #: 180528
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	1,110	580
FM RD	480	1,110	580
SPEC RD/BRIDGE	480	1,110	580
SEALY ISD	480	1,110	580
AUST CO ESD #2	480	1,110	580
AUSTIN CO PREC4	480	1,110	580

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	7,070	2,580	7,590
FM RD	7,070	2,580	7,590
SPEC RD/BRIDGE	7,070	2,580	7,590
SEALY ISD	7,070	2,580	7,590
AUSTIN CO PREC4	7,070	2,580	7,590
AUST CO ESD #2	7,070	2,580	7,590

