

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

INTERNATIONAL PAPER
% BADEN TAX MANAGEMENT LLC
6920 POINTE INVERNESS WAY #301
FORT WAYNE IN 46804-7926



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: 502792 562

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	294,930	293,650	Seq: 9900010 Type: REAL Owner #: 502792
FM RD	294,930	293,650	Legal: UTILITIES
SPEC RD/BRIDGE	294,930	293,650	1485 SILLIMAN ST SEALY
SEALY CITY	294,930	293,650	
SEALY ISD	294,930	293,650	9005995
AUST CO ESD #2	294,930	293,650	Agent: 471
AUSTIN CO PREC4	294,930	293,650	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
HB1984: The Appraised value of \$293,650 in 2026 as compared to \$270,710 in 2021 is a 8.4% increase. Yes			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	294,930	0	293,650
FM RD	294,930	0	293,650
SPEC RD/BRIDGE	294,930	0	293,650
SEALY CITY	294,930	0	293,650
SEALY ISD	294,930	0	293,650
AUST CO ESD #2	294,930	0	293,650
AUSTIN CO PREC4	294,930	0	293,650

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	145,630	145,630	Seq: 9900015 Type: REAL Owner #: 502792
FM RD	145,630	145,630	Legal: SERVICE FACILITIES
SPEC RD/BRIDGE	145,630	145,630	1485 SILLIMAN ST SEALY
SEALY CITY	145,630	145,630	
SEALY ISD	145,630	145,630	9005996
AUST CO ESD #2	145,630	145,630	Agent: 471
AUSTIN CO PREC4	145,630	145,630	
HB1984: The Appraised value of \$145,630 in 2026 as compared to \$145,630 in 2021 is a .00% increase. Yes			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	145,630	0	145,630
FM RD	145,630	0	145,630
SPEC RD/BRIDGE	145,630	0	145,630
SEALY CITY	145,630	0	145,630
SEALY ISD	145,630	0	145,630
AUST CO ESD #2	145,630	0	145,630
AUSTIN CO PREC4	145,630	0	145,630

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY T	70,460	66,610	Seq: 9900016 Type: REAL Owner #: 502792
FM RD T	70,460	66,610	Legal: TCEQ (WATER TREATMENT)
SPEC RD/BRIDGE T	70,460	66,610	1485 SILLIMAN ST SEALY
SEALY CITY T	70,460	66,610	
SEALY ISD T	70,460	66,610	9005997
AUST CO ESD #2 T	70,460	66,610	Agent: 471
AUSTIN CO PREC4 T	70,460	66,610	
Deductions: (T)=POLLUTION CONTROL HB1984: The Appraised value of \$66,610 in 2026 as compared to \$126,450 in 2021 is a 47.32% decrease.			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	66,610	0
FM RD	0	66,610	0
SPEC RD/BRIDGE	0	66,610	0
SEALY CITY	0	66,610	0
SEALY ISD	0	66,610	0
AUST CO ESD #2	0	66,610	0
AUSTIN CO PREC4	0	66,610	0

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,473,150	2,488,060	Seq: 9900020 Type: REAL Owner #: 502792
FM RD	2,473,150	2,488,060	Legal: GENERAL BUILDINGS
SPEC RD/BRIDGE	2,473,150	2,488,060	1485 SILLIMAN ST SEALY
SEALY CITY	2,473,150	2,488,060	
SEALY ISD	2,473,150	2,488,060	9005998
AUST CO ESD #2	2,473,150	2,488,060	Agent: 471
AUSTIN CO PREC4	2,473,150	2,488,060	
HB1984: The Appraised value of \$2,488,060 in 2026 as compared to \$1,373,640 in 2021 is a 80.3% increase.			Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,473,150	0	2,488,060
FM RD	2,473,150	0	2,488,060
SPEC RD/BRIDGE	2,473,150	0	2,488,060
SEALY CITY	2,473,150	0	2,488,060
SEALY ISD	2,473,150	0	2,488,060
AUST CO ESD #2	2,473,150	0	2,488,060
AUSTIN CO PREC4	2,473,150	0	2,488,060

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	66,440	61,710	SEQ: 9900025	Type: PERSONAL Owner #: 502792
FM RD	145B	66,440	61,710	Legal: FURNITURE & FIXTURES/COMPUTERS	
SPEC RD/BRIDGE	145B	66,440	61,710	1485 SILLIMAN ST SEALY	
SEALY CITY	145B	66,440	61,710	9005999	
SEALY ISD	145B	66,440	61,710	Agent: 471	
AUST CO ESD #2	145B	66,440	61,710	Category: L2J INDUS.- FURNITURE & FIXTURES	
AUSTIN CO PREC4	145B	66,440	61,710	Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	66,440	61,710	0		
FM RD	66,440	61,710	0		
SPEC RD/BRIDGE	66,440	61,710	0		
SEALY CITY	66,440	61,710	0		
SEALY ISD	66,440	61,710	0		
AUST CO ESD #2	66,440	61,710	0		
AUSTIN CO PREC4	66,440	61,710	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	10,245,430	11,692,870	SEQ: 9900035	Type: PERSONAL Owner #: 502792
FM RD	145B	10,245,430	11,692,870	Legal: MACHINERY & EQUIPMENT	
SPEC RD/BRIDGE	145B	10,245,430	11,692,870	1485 SILLIMAN ST SEALY	
SEALY CITY	145B	10,245,430	11,692,870	9006000	
SEALY ISD	145B	10,245,430	11,692,870	Agent: 471	
AUST CO ESD #2	145B	10,245,430	11,692,870	Category: L2G INDUS.- MACHINERY & EQUIPMENT	
AUSTIN CO PREC4	145B	10,245,430	11,692,870	Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION			

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10,245,430	63,290	11,629,580		
FM RD	10,245,430	63,290	11,629,580		
SPEC RD/BRIDGE	10,245,430	63,290	11,629,580		
SEALY CITY	10,245,430	63,290	11,629,580		
SEALY ISD	10,245,430	63,290	11,629,580		
AUST CO ESD #2	10,245,430	63,290	11,629,580		
AUSTIN CO PREC4	10,245,430	63,290	11,629,580		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		3,910,140	3,659,650	SEQ: 9900040	Type: PERSONAL Owner #: 502792
FM RD		3,910,140	3,659,650	Legal: INVENTORY, RAW MATERIALS, WIP	
SPEC RD/BRIDGE		3,910,140	3,659,650	1485 SILLIMAN ST SEALY	
SEALY CITY		3,910,140	3,659,650	9006001	
SEALY ISD		3,910,140	3,659,650	Agent: 471	
AUST CO ESD #2	F	3,910,140	3,659,650	Category: L2C INDUS.- INVENTORY	
AUSTIN CO PREC4		3,910,140	3,659,650	Rendered: Yes	

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,910,140	0	3,659,650		
FM RD	3,910,140	0	3,659,650		
SPEC RD/BRIDGE	3,910,140	0	3,659,650		
SEALY CITY	3,910,140	0	3,659,650		
SEALY ISD	3,910,140	0	3,659,650		
AUST CO ESD #2	3,862,050	45,013	3,614,637		
AUSTIN CO PREC4	3,910,140	0	3,659,650		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		880,700	1,326,480	SEQ: 9900045	Type: PERSONAL Owner #: 502792
FM RD		880,700	1,326,480	Legal: SUPPLIES	
SPEC RD/BRIDGE		880,700	1,326,480	1485 SILLIMAN ST SEALY	
SEALY CITY		880,700	1,326,480	9006002	
SEALY ISD		880,700	1,326,480	Agent: 471	
AUST CO ESD #2		880,700	1,326,480	Category: L2C INDUS.- INVENTORY	
AUSTIN CO PREC4		880,700	1,326,480	Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	880,700	0	1,326,480		
FM RD	880,700	0	1,326,480		
SPEC RD/BRIDGE	880,700	0	1,326,480		
SEALY CITY	880,700	0	1,326,480		
SEALY ISD	880,700	0	1,326,480		
AUST CO ESD #2	880,700	0	1,326,480		
AUSTIN CO PREC4	880,700	0	1,326,480		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	18,016,420	191,610	19,543,050		
FM RD	18,016,420	191,610	19,543,050		
SPEC RD/BRIDGE	18,016,420	191,610	19,543,050		
SEALY CITY	18,016,420	191,610	19,543,050		
SEALY ISD	18,016,420	191,610	19,543,050		
AUST CO ESD #2	17,968,330	236,623	19,498,037		
AUSTIN CO PREC4	18,016,420	191,610	19,543,050		