

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

CUCCIA L JAY
3336 N HULLEN ST
METAIRIE LA 70002-3572

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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: 502843 214

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 120	160	Lease: 600512 Type: REAL Owner #: 502843
FM RD		C 120	160	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE		C 120	160	JAMEX INC
SEALY ISD		C 120	160	AB 170 VITAL FLORES
AUSTIN CO PREC4	G	C 120	160	RRC 184600
AUST CO ESD #2		C 120	160	
Deductions:		(G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED		
HB1984: The Appraised value of \$160 in 2026		as compared to \$50 in 2021 is a 220.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	120	20	140	
FM RD	120	20	140	
SPEC RD/BRIDGE	120	20	140	
SEALY ISD	120	20	140	
AUSTIN CO PREC4	0	160	0	
AUST CO ESD #2	120	20	140	

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			120	Lease: 600536	Type: REAL Owner #: 502843
FM RD			120	Legal: BECKENDORFF W#2	
SPEC RD/BRIDGE			120	JAMEX INC	
SEALY ISD			120	AB 170 VITAL FLORES	
AUSTIN CO PREC4	G		120	RRC 197289	
AUST CO ESD #2			120	.001798 Royalty Interest	
				Category: G1	
				Railroad #: 197289	
Deductions: (G)=LESS THAN \$500 MIN INT					
HB1984: The Appraised value of \$120 in 2026 as compared to \$10 in 2021 is a 1100.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0		0	120	
FM RD	0		0	120	
SPEC RD/BRIDGE	0		0	120	
SEALY ISD	0		0	120	
AUSTIN CO PREC4	0		120	0	
AUST CO ESD #2	0		0	120	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		C 30	50	Lease: 600605	Type: REAL Owner #: 502843
FM RD		C 30	50	Legal: HILLBOLDT W#6	
SEALY ISD		C 30	50	MAGNUM PRODUCING LP	
AUST CO ESD #2		C 30	50	AB 214 H & TC RR CO SEC 179	
SPEC RD/BRIDGE		C 30	50	RRC 210200	
AUSTIN CO PREC3	G	C 20	30	.003728 Royalty Interest	
AUSTIN CO PREC4	G	C 20	30	Category: G1	
				Railroad #: 210200	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$50 in 2026 as compared to \$20 in 2021 is a 150.00% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10		40	10	
FM RD	10		40	10	
SEALY ISD	10		40	10	
AUST CO ESD #2	10		40	10	
SPEC RD/BRIDGE	10		40	10	
AUSTIN CO PREC3	0		30	0	
AUSTIN CO PREC4	0		30	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY			400	Lease: 600632	Type: REAL Owner #: 502843
SEALY ISD			400	Legal: HILLBOLDT GAS UNIT #2T	
AUST CO ESD #2			400	MAGNUM PRODUCING LP	
FM RD			400	AB 214 H & TC RR CO SEC 179	
SPEC RD/BRIDGE			400	RRC 215622	
AUSTIN CO PREC3	G		200	.003728 Royalty Interest	
AUSTIN CO PREC4	G		200	Category: G1	
				Railroad #: 215622	
HB1984: The Appraised value of \$400 in 2026 as compared to \$120 in 2021 is a 233.33% increase.					
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0		0	400	
SEALY ISD	0		0	400	
AUST CO ESD #2	0		0	400	
FM RD	0		0	400	
SPEC RD/BRIDGE	0		0	400	
AUSTIN CO PREC3	0		200	0	
AUSTIN CO PREC4	0		200	0	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	130	60	670		
FM RD	130	60	670		
SPEC RD/BRIDGE	130	60	670		
SEALY ISD	130	60	670		
AUSTIN CO PREC4	0	510	0		
AUST CO ESD #2	130	60	670		
AUSTIN CO PREC3	0	230	0		

