

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

WESTERN INT'L GAS & CYLINDERS
%PROPERTY TAX DEPT
PO BOX 668
BELLVILLE TX 77418-0668



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: 503961 1321

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		3,854,370	3,891,680	Seq: 9900005 Type: REAL Owner #: 503961	
FM RD		3,854,370	3,891,680	Legal: BLDGS & SITE IMPTS BELLVILLE	
SPEC RD/BRIDGE		3,854,370	3,891,680	7173 HWY 159 E BELLVILLE	
BELLVILLE ISD		3,854,370	3,891,680		
BELLVILLE HOSP		3,854,370	3,891,680	9014392	
AUSTIN CO PREC1		3,854,370	3,891,680	Agent: 221	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$3,891,680 in 2026 as compared to \$2,675,500 in 2021 is a 45% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,854,370	0	3,891,680		
FM RD	3,854,370	0	3,891,680		
SPEC RD/BRIDGE	3,854,370	0	3,891,680		
BELLVILLE ISD	3,854,370	0	3,891,680		
BELLVILLE HOSP	3,854,370	0	3,891,680		
AUSTIN CO PREC1	3,854,370	0	3,891,680		

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	T	140,950	120,950	Seq: 9900016	Type: REAL	Owner #: 503961
FM RD	T	140,950	120,950	Legal: TCEQ		
SPEC RD/BRIDGE	T	140,950	120,950	7173 HWY 159 E BELLVILLE		
BELLVILLE ISD	T	140,950	120,950			
BELLVILLE HOSP	T	140,950	120,950	9014393		
AUSTIN CO PREC1	T	140,950	120,950	Agent: 221		
				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS	
				Rendered: Yes		
Deductions: (T)=POLLUTION CONTROL						
HB1984: The Appraised value of \$120,950 in 2026 as compared		to \$140,950 in 2021 is a 14.19% decrease.				
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		0	120,950	0		
FM RD		0	120,950	0		
SPEC RD/BRIDGE		0	120,950	0		
BELLVILLE ISD		0	120,950	0		
BELLVILLE HOSP		0	120,950	0		
AUSTIN CO PREC1		0	120,950	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	239,660	62,980	SEQ: 9900030 Type: PERSONAL Owner #: 503961	
FM RD	145B	239,660	62,980	Legal: F&F / COMPUTERS	
SPEC RD/BRIDGE	145B	239,660	62,980		
BELLVILLE ISD	145B	239,660	62,980		
BELLVILLE HOSP	145B	239,660	62,980	9014394	
AUSTIN CO PREC1	145B	239,660	62,980		Agent: 221
				Category: L2J INDUS.- FURNITURE & FIXTURES	
				Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		239,660	62,980	0	
FM RD		239,660	62,980	0	
SPEC RD/BRIDGE		239,660	62,980	0	
BELLVILLE ISD		239,660	62,980	0	
BELLVILLE HOSP		239,660	62,980	0	
AUSTIN CO PREC1		239,660	62,980	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	1,991,630	1,523,230	SEQ: 9900045	Type: PERSONAL Owner #: 503961
FM RD	145B	1,991,630	1,523,230	Legal: AUTOS & TRAILERS	
SPEC RD/BRIDGE	145B	1,991,630	1,523,230		
BELLVILLE ISD	145B	1,991,630	1,523,230		
BELLVILLE HOSP	145B	1,991,630	1,523,230	9014395	
AUSTIN CO PREC1	145B	1,991,630	1,523,230		Agent: 221
				Category: L2M INDUS.- VEHICLES, TO 1 TON	
				Rendered: Yes	
Deductions: (145B) = HB9		EXEMPTION			
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		1,991,630	62,020	1,461,210	
FM RD		1,991,630	62,020	1,461,210	
SPEC RD/BRIDGE		1,991,630	62,020	1,461,210	
BELLVILLE ISD		1,991,630	62,020	1,461,210	
BELLVILLE HOSP		1,991,630	62,020	1,461,210	
AUSTIN CO PREC1		1,991,630	62,020	1,461,210	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		10,985,770	5,644,830	SEQ: 9900060 Type: PERSONAL Owner #: 503961	
FM RD		10,985,770	5,644,830	Legal: INVENTORY	
SPEC RD/BRIDGE		10,985,770	5,644,830		
BELLVILLE ISD		10,985,770	5,644,830		
BELLVILLE HOSP		10,985,770	5,644,830	9014396	
AUSTIN CO PREC1		10,985,770	5,644,830	Agent: 221	
				Category: L2C INDUS.- INVENTORY	
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10,985,770	0	5,644,830		
FM RD	10,985,770	0	5,644,830		
SPEC RD/BRIDGE	10,985,770	0	5,644,830		
BELLVILLE ISD	10,985,770	0	5,644,830		
BELLVILLE HOSP	10,985,770	0	5,644,830		
AUSTIN CO PREC1	10,985,770	0	5,644,830		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		6,939,180	7,033,710	SEQ: 9900070 Type: PERSONAL Owner #: 503961	
FM RD		6,939,180	7,033,710	Legal: MACHINERY & EQUIPMENT	
SPEC RD/BRIDGE		6,939,180	7,033,710		
BELLVILLE ISD		6,939,180	7,033,710		
BELLVILLE HOSP		6,939,180	7,033,710	9014397	
AUSTIN CO PREC1		6,939,180	7,033,710	Agent: 221	
				Category: L2G INDUS.- MACHINERY & EQUIPMENT	
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,939,180	0	7,033,710		
FM RD	6,939,180	0	7,033,710		
SPEC RD/BRIDGE	6,939,180	0	7,033,710		
BELLVILLE ISD	6,939,180	0	7,033,710		
BELLVILLE HOSP	6,939,180	0	7,033,710		
AUSTIN CO PREC1	6,939,180	0	7,033,710		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		532,020	579,010	Seq: 9900080 Type: REAL Owner #: 503961	
FM RD		532,020	579,010	Legal: SEALY SHIPPING FACILITY	
SPEC RD/BRIDGE		532,020	579,010		
SEALY CITY		532,020	579,010	BUILDINGS & SITE IMPS	
SEALY ISD		532,020	579,010	9014398	
AUST CO ESD #2		532,020	579,010	Agent: 221	
AUSTIN CO PREC3		532,020	579,010	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$579,010 in 2026 as compared to \$849,090 in 2021 is a 31.8% decrease. Yes					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	532,020	0	579,010		
FM RD	532,020	0	579,010		
SPEC RD/BRIDGE	532,020	0	579,010		
SEALY CITY	532,020	0	579,010		
SEALY ISD	532,020	0	579,010		
AUST CO ESD #2	532,020	0	579,010		
AUSTIN CO PREC3	532,020	0	579,010		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	145B	532,020	538,650	SEQ: 9900085	Type: PERSONAL	Owner #: 503961
FM RD	145B	532,020	538,650	Legal: SEALY SHIPPING FACILITY		
SPEC RD/BRIDGE	145B	532,020	538,650	RAIL CARS & EQUIPMENT ONLY 9014399		
SEALY CITY	145B	532,020	538,650			
SEALY ISD	145B	532,020	538,650			
AUST CO ESD #2	145B	532,020	538,650			
AUSTIN CO PREC3	145B	532,020	538,650			
Deductions: (145B) = HB9 EXEMPTION				Category: L2G	INDUS.- MACHINERY & EQUIPMENT	Agent: 221
					Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	532,020	125,000	413,650			
FM RD	532,020	125,000	413,650			
SPEC RD/BRIDGE	532,020	125,000	413,650			
SEALY CITY	532,020	125,000	413,650			
SEALY ISD	532,020	125,000	413,650			
AUST CO ESD #2	532,020	125,000	413,650			
AUSTIN CO PREC3	532,020	125,000	413,650			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	25,074,650	370,950	19,024,090		
FM RD	25,074,650	370,950	19,024,090		
SPEC RD/BRIDGE	25,074,650	370,950	19,024,090		
BELLVILLE ISD	24,010,610	245,950	18,031,430		
BELLVILLE HOSP	24,010,610	245,950	18,031,430		
AUSTIN CO PREC1	24,010,610	245,950	18,031,430		
SEALY CITY	1,064,040	125,000	992,660		
SEALY ISD	1,064,040	125,000	992,660		
AUST CO ESD #2	1,064,040	125,000	992,660		
AUSTIN CO PREC3	1,064,040	125,000	992,660		