

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

JOYCE L TRACY
6612 RUTGERS AVE
HOUSTON TX 77005

|||||

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: 503972 615

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	3,410	4,660	Lease: 600468	Type: REAL Owner #: 503972
FM RD	C	3,410	4,660	Legal: KAECHELE UNIT #2	
SPEC RD/BRIDGE	C	3,410	4,660	ETOCO LP	
SEALY ISD	C	3,410	4,660	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	3,410	4,660	RRC 176226	
AUST CO ESD #2	C	3,410	4,660		
				.008631 Override Royalty	
				Category: G1	
				Railroad #: 176226	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,660 in 2026 as compared to \$3,970 in 2021 is a 17.38% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,410	570	4,090		
FM RD	3,410	570	4,090		
SPEC RD/BRIDGE	3,410	570	4,090		
SEALY ISD	3,410	570	4,090		
AUSTIN CO PREC4	3,410	570	4,090		
AUST CO ESD #2	3,410	570	4,090		

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	60	70	Lease: 600512 Type: REAL Owner #: 503972
FM RD	60	70	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	60	70	JAMEX INC
SEALY ISD	60	70	AB 170 VITAL FLORES
AUSTIN CO PREC4	60	70	RRC 184600
AUST CO ESD #2	60	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$20 in 2021 is a 250.00% increase.			.000483 Override Royalty Category: G1 Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	70
FM RD	60	0	70
SPEC RD/BRIDGE	60	0	70
SEALY ISD	60	0	70
AUSTIN CO PREC4	60	0	70
AUST CO ESD #2	60	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 590	720	Lease: 600529 Type: REAL Owner #: 503972
FM RD	C 590	720	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 590	720	ETOCO LP
SEALY ISD	C 590	720	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 590	720	RRC 195495
AUST CO ESD #2	C 590	720	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$720 in 2026 as compared to \$340 in 2021 is a 111.76% increase.			.001781 Override Royalty Category: G1 Railroad #: 195495
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	10	710
FM RD	590	10	710
SPEC RD/BRIDGE	590	10	710
SEALY ISD	590	10	710
AUSTIN CO PREC4	590	10	710
AUST CO ESD #2	590	10	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 370	520	Lease: 600549 Type: REAL Owner #: 503972
FM RD	C 370	520	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 370	520	ETOCO LP
SEALY ISD	C 370	520	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 370	520	RRC 196881
AUST CO ESD #2	C 370	520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$520 in 2026 as compared to \$510 in 2021 is a 1.96% increase.			.001781 Override Royalty Category: G1 Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	80	440
FM RD	370	80	440
SPEC RD/BRIDGE	370	80	440
SEALY ISD	370	80	440
AUSTIN CO PREC4	370	80	440
AUST CO ESD #2	370	80	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 140	270	Lease: 600589 Type: REAL Owner #: 503972
FM RD	C 140	270	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 140	270	ETOCO LP
SEALY ISD	C 140	270	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 140	270	RRC 202608
AUST CO ESD #2	C 140	270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001781 Override Royalty
HB1984: The Appraised value of \$270 in 2026 as compared to			\$360 in 2021 is a 25.00% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	100	170
FM RD	140	100	170
SPEC RD/BRIDGE	140	100	170
SEALY ISD	140	100	170
AUSTIN CO PREC4	140	100	170
AUST CO ESD #2	140	100	170

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	170	Lease: 600590 Type: REAL Owner #: 503972
FM RD	C 70	170	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 70	170	JAMEX INC
SEALY ISD	C 70	170	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 70	170	RRC 202602
AUST CO ESD #2	C 70	170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000932 Override Royalty
HB1984: The Appraised value of \$170 in 2026 as compared to			\$120 in 2021 is a 41.67% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	90	80
FM RD	70	90	80
SPEC RD/BRIDGE	70	90	80
SEALY ISD	70	90	80
AUSTIN CO PREC4	70	90	80
AUST CO ESD #2	70	90	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	120	Lease: 600605 Type: REAL Owner #: 503972
FM RD	C 70	120	Legal: HILLBOLDT W#6
SEALY ISD	C 70	120	MAGNUM PRODUCING LP
AUST CO ESD #2	C 70	120	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 70	120	RRC 210200
AUSTIN CO PREC3	C 30	60	
AUSTIN CO PREC4	C 30	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008334 Override Royalty
HB1984: The Appraised value of \$120 in 2026 as compared to			\$50 in 2021 is a 140.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	90	30
FM RD	20	90	30
SEALY ISD	20	90	30
AUST CO ESD #2	20	90	30
SPEC RD/BRIDGE	20	90	30
AUSTIN CO PREC3	0	60	0
AUSTIN CO PREC4	10	50	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 820	1,160	Lease: 600611 Type: REAL Owner #: 503972
FM RD	C 820	1,160	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 820	1,160	ETOCO LP
SEALY ISD	C 820	1,160	AB 170 VITAL FLORES
AUST CO ESD #2	C 820	1,160	RRC 212003
AUSTIN CO PREC4	C 820	1,160	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008631 Override Royalty
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$340 in 2021 is a 241.18% increase.			Category: G1
			Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	660	370	790
FM RD	660	370	790
SPEC RD/BRIDGE	660	370	790
SEALY ISD	660	370	790
AUST CO ESD #2	660	370	790
AUSTIN CO PREC4	660	370	790

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		900	Lease: 600632 Type: REAL Owner #: 503972
SEALY ISD		900	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		900	MAGNUM PRODUCING LP
FM RD		900	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		900	RRC 215622
AUSTIN CO PREC3	G 450	450	
AUSTIN CO PREC4		450	.008334 Override Royalty
HB1984: The Appraised value of \$900 in 2026 as compared to \$270 in 2021 is a 233.33% increase.			Category: G1
			Railroad #: 215622
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	900
SEALY ISD	0	0	900
AUST CO ESD #2	0	0	900
FM RD	0	0	900
SPEC RD/BRIDGE	0	0	900
AUSTIN CO PREC3	0	450	0
AUSTIN CO PREC4	0	0	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 250	740	Lease: 600644 Type: REAL Owner #: 503972
FM RD	C 250	740	Legal: KAECHLE 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			.008631 Override Royalty
HB1984: The Appraised value of \$740 in 2026 as compared to \$130 in 2021 is a 469.23% increase.			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 #: 503972
FM RD	1,160	780	Legal: KAECELE 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 \$1,150 in 2021 is a 32.17% decrease.			.008631 Override Royalty Category: G1 Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,080	0	780
FM RD	1,080	0	780
SPEC RD/BRIDGE	1,080	0	780
SEALY ISD	1,080	0	780
AUST CO ESD #2	1,080	0	780
AUSTIN CO PREC4	1,080	0	780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,110	1,670	Lease: 600667 Type: REAL Owner #: 503972
FM RD	C 3,110	1,670	Legal: KAECELE UNIT #3
SPEC RD/BRIDGE	C 3,110	1,670	ETOCO LP
SEALY ISD	C 3,110	1,670	AB 170 VITAL FLORES
AUST CO ESD #2	C 3,110	1,670	RRC 180528
AUSTIN CO PREC4	C 3,110	1,670	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,670 in 2026 as compared to \$2,140 in 2021 is a 21.96% decrease.			.008631 Override Royalty Category: G1 Railroad #: 180528
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	470	1,110	560
FM RD	470	1,110	560
SPEC RD/BRIDGE	470	1,110	560
SEALY ISD	470	1,110	560
AUST CO ESD #2	470	1,110	560
AUSTIN CO PREC4	470	1,110	560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	7,120	2,860	8,920		
FM RD	7,120	2,860	8,920		
SPEC RD/BRIDGE	7,120	2,860	8,920		
SEALY ISD	7,120	2,860	8,920		
AUSTIN CO PREC4	7,110	2,820	8,450		
AUST CO ESD #2	7,120	2,860	8,920		
AUSTIN CO PREC3	0	510	0		

