

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

HAUERLAND LEROY & SYLVIA
305 SUNSET AVE
SEALY TX 77474-3021



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:	504380 489
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	260		330	Lease: 600512 Type: REAL Owner #: 504380			
FM RD		C	260		330	Legal: ENGLAND-VIRNAU W#1			
SPEC RD/BRIDGE		C	260		330	JAMEX INC			
SEALY ISD		C	260		330	AB 170 VITAL FLORES			
AUSTIN CO PREC4		C	260		330	RRC 184600			
AUST CO ESD #2		C	260		330				
						.002145 Royalty Interest			
						Category: G1			
						Railroad #: 184600			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$330 in 2026		as compared to \$100 in 2021 is a 230.00% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY			260		20		310		
FM RD			260		20		310		
SPEC RD/BRIDGE			260		20		310		
SEALY ISD			260		20		310		
AUSTIN CO PREC4			260		20		310		
AUST CO ESD #2			260		20		310		

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	C	1,770	2,130	Lease: 600529	Type: REAL Owner #: 504380
FM RD	C	1,770	2,130	Legal: SCHAER #1	
SPEC RD/BRIDGE	C	1,770	2,130	ETOCO LP	
SEALY ISD	C	1,770	2,130	AB 414 ROSA ARCHER	
AUSTIN CO PREC4	C	1,770	2,130	RRC 195495	
AUST CO ESD #2	C	1,770	2,130		
				.005306 Royalty Interest	
				Category: G1	
				Railroad #: 195495	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,130 in 2026 as compared to \$1,000 in 2021 is a 113.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,770	10	2,120		
FM RD	1,770	10	2,120		
SPEC RD/BRIDGE	1,770	10	2,120		
SEALY ISD	1,770	10	2,120		
AUSTIN CO PREC4	1,770	10	2,120		
AUST CO ESD #2	1,770	10	2,120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,090	1,540	Lease: 600549	Type: REAL Owner #: 504380
FM RD	C	1,090	1,540	Legal: SCHAER #2	
SPEC RD/BRIDGE	C	1,090	1,540	ETOCO LP	
SEALY ISD	C	1,090	1,540	AB 414 ROSA ARCHER	
AUSTIN CO PREC4	C	1,090	1,540	RRC 196881	
AUST CO ESD #2	C	1,090	1,540		
				.005306 Royalty Interest	
				Category: G1	
				Railroad #: 196881	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,540 in 2026 as compared to \$1,520 in 2021 is a 1.32% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,090	230	1,310		
FM RD	1,090	230	1,310		
SPEC RD/BRIDGE	1,090	230	1,310		
SEALY ISD	1,090	230	1,310		
AUSTIN CO PREC4	1,090	230	1,310		
AUST CO ESD #2	1,090	230	1,310		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	400	810	Lease: 600589	Type: REAL Owner #: 504380
FM RD	C	400	810	Legal: SCHAER #4	
SPEC RD/BRIDGE	C	400	810	ETOCO LP	
SEALY ISD	C	400	810	AB 414 ROSA ARCHER	
AUSTIN CO PREC4	C	400	810	RRC 202608	
AUST CO ESD #2	C	400	810		
				.005306 Royalty Interest	
				Category: G1	
				Railroad #: 202608	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$810 in 2026 as compared to \$1,080 in 2021 is a 25.00% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	400	330	480		
FM RD	400	330	480		
SPEC RD/BRIDGE	400	330	480		
SEALY ISD	400	330	480		
AUSTIN CO PREC4	400	330	480		
AUST CO ESD #2	400	330	480		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 260	620	Lease: 600590 Type: REAL Owner #: 504380
FM RD	C 260	620	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 260	620	JAMEX INC
SEALY ISD	C 260	620	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 260	620	RRC 202602
AUST CO ESD #2	C 260	620	.003442 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$620 in 2026 as compared to \$460 in 2021 is a 34.78% increase.			Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	310	310
FM RD	260	310	310
SPEC RD/BRIDGE	260	310	310
SEALY ISD	260	310	310
AUSTIN CO PREC4	260	310	310
AUST CO ESD #2	260	310	310

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	3,780	900	4,530
FM RD	3,780	900	4,530
SPEC RD/BRIDGE	3,780	900	4,530
SEALY ISD	3,780	900	4,530
AUSTIN CO PREC4	3,780	900	4,530
AUST CO ESD #2	3,780	900	4,530

