

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

BULS BETSY JOSEPHINE
PO BOX 1634
SEALY TX 77474-6634



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: 504723 137

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	410	530		Lease: 600512 Type: REAL Owner #: 504723	
FM RD		C	410	530		Legal: ENGLAND-VIRNAU W#1	
SPEC RD/BRIDGE		C	410	530		JAMEX INC	
SEALY ISD		C	410	530		AB 170 VITAL FLORES	
AUSTIN CO PREC4		C	410	530		RRC 184600	
AUST CO ESD #2		C	410	530			
						.003432 Royalty Interest	
						Category: G1	
						Railroad #: 184600	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$530 in 2026		as compared to \$150 in 2021		is a 253.33% increase.			
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)	
COUNTY		410		40		490	
FM RD		410		40		490	
SPEC RD/BRIDGE		410		40		490	
SEALY ISD		410		40		490	
AUSTIN CO PREC4		410		40		490	
AUST CO ESD #2		410		40		490	

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 3,650	4,410	Lease: 600529 Type: REAL Owner #: 504723
FM RD	C 3,650	4,410	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 3,650	4,410	ETOCO LP
SEALY ISD	C 3,650	4,410	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 3,650	4,410	RRC 195495
AUST CO ESD #2	C 3,650	4,410	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010978 Royalty Interest
HB1984: The Appraised value of \$4,410 in 2026 as compared to \$2,070 in 2021 is a 113.04% increase.			Category: G1
			Railroad #: 195495
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,650	30	4,380
FM RD	3,650	30	4,380
SPEC RD/BRIDGE	3,650	30	4,380
SEALY ISD	3,650	30	4,380
AUSTIN CO PREC4	3,650	30	4,380
AUST CO ESD #2	3,650	30	4,380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,260	3,180	Lease: 600549 Type: REAL Owner #: 504723
FM RD	C 2,260	3,180	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 2,260	3,180	ETOCO LP
SEALY ISD	C 2,260	3,180	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 2,260	3,180	RRC 196881
AUST CO ESD #2	C 2,260	3,180	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010978 Royalty Interest
HB1984: The Appraised value of \$3,180 in 2026 as compared to \$3,150 in 2021 is a .95% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,260	470	2,710
FM RD	2,260	470	2,710
SPEC RD/BRIDGE	2,260	470	2,710
SEALY ISD	2,260	470	2,710
AUSTIN CO PREC4	2,260	470	2,710
AUST CO ESD #2	2,260	470	2,710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 840	1,670	Lease: 600589 Type: REAL Owner #: 504723
FM RD	C 840	1,670	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 840	1,670	ETOCO LP
SEALY ISD	C 840	1,670	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 840	1,670	RRC 202608
AUST CO ESD #2	C 840	1,670	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010978 Royalty Interest
HB1984: The Appraised value of \$1,670 in 2026 as compared to \$2,240 in 2021 is a 25.45% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	840	660	1,010
FM RD	840	660	1,010
SPEC RD/BRIDGE	840	660	1,010
SEALY ISD	840	660	1,010
AUSTIN CO PREC4	840	660	1,010
AUST CO ESD #2	840	660	1,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 480	1,160	Lease: 600590 Type: REAL Owner #: 504723
FM RD	C 480	1,160	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 480	1,160	JAMEX INC
SEALY ISD	C 480	1,160	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 480	1,160	RRC 202602
AUST CO ESD #2	C 480	1,160	.006408 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$850 in 2021 is a 36.47% increase.			Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	580	580
FM RD	480	580	580
SPEC RD/BRIDGE	480	580	580
SEALY ISD	480	580	580
AUSTIN CO PREC4	480	580	580
AUST CO ESD #2	480	580	580

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	7,640	1,780	9,170
FM RD	7,640	1,780	9,170
SPEC RD/BRIDGE	7,640	1,780	9,170
SEALY ISD	7,640	1,780	9,170
AUSTIN CO PREC4	7,640	1,780	9,170
AUST CO ESD #2	7,640	1,780	9,170

