

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

SEJ LLC
%MR JEFF KOSSAK
333 W 52ND ST STE 1003
NEW YORK NY 10019-6238

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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: 504725 1100 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	130	170	Lease: 600512	Type: REAL Owner #: 504725
FM RD	C	130	170	Legal: ENGLAND-VIRNAU W#1	
SPEC RD/BRIDGE	C	130	170	JAMEX INC	
SEALY ISD	C	130	170	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	130	170	RRC 184600	
AUST CO ESD #2	C	130	170		
				.001098 Override Royalty	
				Category: G1	
				Railroad #: 184600	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$170 in 2026 as compared to \$50 in 2021 is a 240.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	130	20	150		
FM RD	130	20	150		
SPEC RD/BRIDGE	130	20	150		
SEALY ISD	130	20	150		
AUSTIN CO PREC4	130	20	150		
AUST CO ESD #2	130	20	150		

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 1,580	1,910	Lease: 600529 Type: REAL Owner #: 504725
FM RD	C 1,580	1,910	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 1,580	1,910	ETOCO LP
SEALY ISD	C 1,580	1,910	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 1,580	1,910	RRC 195495
AUST CO ESD #2	C 1,580	1,910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004750 Override Royalty
HB1984: The Appraised value of \$1,910 in 2026 as compared to \$900 in 2021 is a 112.22% increase.			Category: G1
			Railroad #: 195495
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,580	10	1,900
FM RD	1,580	10	1,900
SPEC RD/BRIDGE	1,580	10	1,900
SEALY ISD	1,580	10	1,900
AUSTIN CO PREC4	1,580	10	1,900
AUST CO ESD #2	1,580	10	1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 980	1,380	Lease: 600549 Type: REAL Owner #: 504725
FM RD	C 980	1,380	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 980	1,380	ETOCO LP
SEALY ISD	C 980	1,380	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 980	1,380	RRC 196881
AUST CO ESD #2	C 980	1,380	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004750 Override Royalty
HB1984: The Appraised value of \$1,380 in 2026 as compared to \$1,360 in 2021 is a 1.47% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	980	200	1,180
FM RD	980	200	1,180
SPEC RD/BRIDGE	980	200	1,180
SEALY ISD	980	200	1,180
AUSTIN CO PREC4	980	200	1,180
AUST CO ESD #2	980	200	1,180

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 360	720	Lease: 600589 Type: REAL Owner #: 504725
FM RD	C 360	720	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 360	720	ETOCO LP
SEALY ISD	C 360	720	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 360	720	RRC 202608
AUST CO ESD #2	C 360	720	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004750 Override Royalty
HB1984: The Appraised value of \$720 in 2026 as compared to \$970 in 2021 is a 25.77% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	360	290	430
FM RD	360	290	430
SPEC RD/BRIDGE	360	290	430
SEALY ISD	360	290	430
AUSTIN CO PREC4	360	290	430
AUST CO ESD #2	360	290	430

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	130	320	Lease: 600590	Type: REAL	Owner #: 504725
FM RD		C	130	320	Legal: SCHNEIDER W#2		
SPEC RD/BRIDGE		C	130	320	JAMEX INC		
SEALY ISD		C	130	320	AB 238 H & TC RR CO SUR		
AUSTIN CO PREC4		C	130	320	RRC 202602		
AUST CO ESD #2		C	130	320			
					.001763 Override Royalty		
					Category: G1		
					Railroad #: 202602		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$320 in 2026					as compared to \$230 in 2021 is a 39.13% increase.		
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		130		160	160		
FM RD		130		160	160		
SPEC RD/BRIDGE		130		160	160		
SEALY ISD		130		160	160		
AUSTIN CO PREC4		130		160	160		
AUST CO ESD #2		130		160	160		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,180	680	3,820		
FM RD	3,180	680	3,820		
SPEC RD/BRIDGE	3,180	680	3,820		
SEALY ISD	3,180	680	3,820		
AUSTIN CO PREC4	3,180	680	3,820		
AUST CO ESD #2	3,180	680	3,820		

