

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

REASER VERNON NEAL JR
1998 TRUST
301 PECAN DR
VICTORIA TX 77905



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: 504733 976

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	13,590	10,130	Lease: 600511 Type: REAL Owner #: 504733
FM RD	13,590	10,130	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	13,590	10,130	JAMEX INC
SEALY ISD	13,590	10,130	AB 170 VITAL FLORES
AUSTIN CO PREC4	13,590	10,130	RRC 182509
AUST CO ESD #2	13,590	10,130	
HB1984: The Appraised value of \$10,130 in 2026 as compared to \$21,110 in 2021 is a 52.01% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	13,590	0	10,130
FM RD	13,590	0	10,130
SPEC RD/BRIDGE	13,590	0	10,130
SEALY ISD	13,590	0	10,130
AUSTIN CO PREC4	13,590	0	10,130
AUST CO ESD #2	13,590	0	10,130

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 7,760	10,410	Lease: 600513 Type: REAL Owner #: 504733
FM RD	C 7,760	10,410	Legal: KAECELE "170" W#2
SPEC RD/BRIDGE	C 7,760	10,410	JAMEX INC
SEALY ISD	C 7,760	10,410	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 7,760	10,410	RRC 184756
AUST CO ESD #2	C 7,760	10,410	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.047433 Royalty Interest
HB1984: The Appraised value of \$10,410 in 2026 as compared to \$8,020 in 2021 is a 29.80% increase.			Category: G1
			Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,760	1,100	9,310
FM RD	7,760	1,100	9,310
SPEC RD/BRIDGE	7,760	1,100	9,310
SEALY ISD	7,760	1,100	9,310
AUSTIN CO PREC4	7,760	1,100	9,310
AUST CO ESD #2	7,760	1,100	9,310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,940	9,430	Lease: 600528 Type: REAL Owner #: 504733
FM RD	C 3,940	9,430	Legal: KAECELE "170" W#3
SPEC RD/BRIDGE	C 3,940	9,430	JAMEX INC
SEALY ISD	C 3,940	9,430	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 3,940	9,430	RRC 193089
AUST CO ESD #2	C 3,940	9,430	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.047433 Royalty Interest
HB1984: The Appraised value of \$9,430 in 2026 as compared to \$6,630 in 2021 is a 42.23% increase.			Category: G1
			Railroad #: 193089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,940	4,700	4,730
FM RD	3,940	4,700	4,730
SPEC RD/BRIDGE	3,940	4,700	4,730
SEALY ISD	3,940	4,700	4,730
AUSTIN CO PREC4	3,940	4,700	4,730
AUST CO ESD #2	3,940	4,700	4,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	18,190	18,550	Lease: 600530 Type: REAL Owner #: 504733
FM RD	18,190	18,550	Legal: REASER W#A1
SPEC RD/BRIDGE	18,190	18,550	JAMEX INC
SEALY ISD	18,190	18,550	AB 170 VITAL FLORES
AUSTIN CO PREC4	18,190	18,550	RRC 195683
AUST CO ESD #2	18,190	18,550	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.120519 Royalty Interest
HB1984: The Appraised value of \$18,550 in 2026 as compared to \$39,080 in 2021 is a 52.53% decrease.			Category: G1
			Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	18,190	0	18,550
FM RD	18,190	0	18,550
SPEC RD/BRIDGE	18,190	0	18,550
SEALY ISD	18,190	0	18,550
AUSTIN CO PREC4	18,190	0	18,550
AUST CO ESD #2	18,190	0	18,550

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50,170	45,030	Lease: 600531 Type: REAL Owner #: 504733
FM RD	50,170	45,030	Legal: REASER W#5
SPEC RD/BRIDGE	50,170	45,030	JAMEX INC
SEALY ISD	50,170	45,030	AB 170 VITAL FLORES
AUSTIN CO PREC4	50,170	45,030	RRC 1995677
AUST CO ESD #2	50,170	45,030	
.112614 Royalty Interest Category: G1 Railroad #: 195677			
HB1984: The Appraised value of \$45,030 in 2026 as compared to \$49,420 in 2021 is a 8.88% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50,170	0	45,030
FM RD	50,170	0	45,030
SPEC RD/BRIDGE	50,170	0	45,030
SEALY ISD	50,170	0	45,030
AUSTIN CO PREC4	50,170	0	45,030
AUST CO ESD #2	50,170	0	45,030

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 31,410	49,030	Lease: 600532 Type: REAL Owner #: 504733
FM RD	C 31,410	49,030	Legal: REASER W#4
SPEC RD/BRIDGE	C 31,410	49,030	JAMEX INC
SEALY ISD	C 31,410	49,030	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 31,410	49,030	RRC 194941
AUST CO ESD #2	C 31,410	49,030	
.112614 Royalty Interest Category: G1 Railroad #: 194941			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$49,030 in 2026 as compared to \$38,480 in 2021 is a 27.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30,400	12,550	36,480
FM RD	30,400	12,550	36,480
SPEC RD/BRIDGE	30,400	12,550	36,480
SEALY ISD	30,400	12,550	36,480
AUSTIN CO PREC4	30,400	12,550	36,480
AUST CO ESD #2	30,400	12,550	36,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	14,020	15,160	Lease: 600535 Type: REAL Owner #: 504733
FM RD	14,020	15,160	Legal: REASER W#6
SPEC RD/BRIDGE	14,020	15,160	JAMEX INC
SEALY ISD	14,020	15,160	AB 170 VITAL FLORES
AUSTIN CO PREC4	14,020	15,160	RRC 196877
AUST CO ESD #2	14,020	15,160	
.112614 Royalty Interest Category: G1 Railroad #: 196877			
HB1984: The Appraised value of \$15,160 in 2026 as compared to \$11,080 in 2021 is a 36.82% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	14,020	0	15,160
FM RD	14,020	0	15,160
SPEC RD/BRIDGE	14,020	0	15,160
SEALY ISD	14,020	0	15,160
AUSTIN CO PREC4	14,020	0	15,160
AUST CO ESD #2	14,020	0	15,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	37,010	29,510	Lease: 600547 Type: REAL Owner #: 504733
FM RD	37,010	29,510	Legal: REASER W#3
SPEC RD/BRIDGE	37,010	29,510	JAMEX INC
SEALY ISD	37,010	29,510	AB 170 VITAL FLORES
AUSTIN CO PREC4	37,010	29,510	RRC 192679
AUST CO ESD #2	37,010	29,510	
HB1984: The Appraised value of \$29,510 in 2026 as compared to \$51,920 in 2021 is a 43.16% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	37,010	0	29,510
FM RD	37,010	0	29,510
SPEC RD/BRIDGE	37,010	0	29,510
SEALY ISD	37,010	0	29,510
AUSTIN CO PREC4	37,010	0	29,510
AUST CO ESD #2	37,010	0	29,510

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	37,310	21,330	Lease: 600576 Type: REAL Owner #: 504733
FM RD	37,310	21,330	Legal: REASER W#7
SPEC RD/BRIDGE	37,310	21,330	JAMEX INC
SEALY ISD	37,310	21,330	AB 170 VITAL FLORES
AUSTIN CO PREC4	37,310	21,330	RRC 202603
AUST CO ESD #2	37,310	21,330	
HB1984: The Appraised value of \$21,330 in 2026 as compared to \$49,620 in 2021 is a 57.01% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	37,310	0	21,330
FM RD	37,310	0	21,330
SPEC RD/BRIDGE	37,310	0	21,330
SEALY ISD	37,310	0	21,330
AUSTIN CO PREC4	37,310	0	21,330
AUST CO ESD #2	37,310	0	21,330

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	212,390	18,350	190,230		
FM RD	212,390	18,350	190,230		
SPEC RD/BRIDGE	212,390	18,350	190,230		
SEALY ISD	212,390	18,350	190,230		
AUSTIN CO PREC4	212,390	18,350	190,230		
AUST CO ESD #2	212,390	18,350	190,230		