

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

SCHUKNECHT CAROL YVONNE
3644 NOLAN RANCH LN
BELLVILLE TX 77418-7566

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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: 504844 1072

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 3,690	4,450	Lease: 600529 Type: REAL Owner #: 504844
FM RD	C 3,690	4,450	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 3,690	4,450	ETOCO LP
SEALY ISD	C 3,690	4,450	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 3,690	4,450	RRC 195495
AUST CO ESD #2	C 3,690	4,450	.011077 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$4,450 in 2026 as compared to \$2,090 in 2021 is a 112.92% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,690	20	4,430
FM RD	3,690	20	4,430
SPEC RD/BRIDGE	3,690	20	4,430
SEALY ISD	3,690	20	4,430
AUSTIN CO PREC4	3,690	20	4,430
AUST CO ESD #2	3,690	20	4,430

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 2,280	3,210	Lease: 600549 Type: REAL Owner #: 504844
FM RD	C 2,280	3,210	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 2,280	3,210	ETOCO LP
SEALY ISD	C 2,280	3,210	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 2,280	3,210	RRC 196881
AUST CO ESD #2	C 2,280	3,210	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011077 Royalty Interest
HB1984: The Appraised value of \$3,210 in 2026 as compared to \$3,170 in 2021 is a 1.26% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,280	470	2,740
FM RD	2,280	470	2,740
SPEC RD/BRIDGE	2,280	470	2,740
SEALY ISD	2,280	470	2,740
AUSTIN CO PREC4	2,280	470	2,740
AUST CO ESD #2	2,280	470	2,740

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 840	1,690	Lease: 600589 Type: REAL Owner #: 504844
FM RD	C 840	1,690	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 840	1,690	ETOCO LP
SEALY ISD	C 840	1,690	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 840	1,690	RRC 202608
AUST CO ESD #2	C 840	1,690	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011077 Royalty Interest
HB1984: The Appraised value of \$1,690 in 2026 as compared to \$2,260 in 2021 is a 25.22% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	840	680	1,010
FM RD	840	680	1,010
SPEC RD/BRIDGE	840	680	1,010
SEALY ISD	840	680	1,010
AUSTIN CO PREC4	840	680	1,010
AUST CO ESD #2	840	680	1,010

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	140	Lease: 600590 Type: REAL Owner #: 504844
FM RD	C 60	140	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 60	140	JAMEX INC
SEALY ISD	C 60	140	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 60	140	RRC 202602
AUST CO ESD #2	C 60	140	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000760 Royalty Interest
HB1984: The Appraised value of \$140 in 2026 as compared to \$100 in 2021 is a 40.00% increase.			Category: G1
			Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	70	70
FM RD	60	70	70
SPEC RD/BRIDGE	60	70	70
SEALY ISD	60	70	70
AUSTIN CO PREC4	60	70	70
AUST CO ESD #2	60	70	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,870	1,240	8,250		
FM RD	6,870	1,240	8,250		
SPEC RD/BRIDGE	6,870	1,240	8,250		
SEALY ISD	6,870	1,240	8,250		
AUSTIN CO PREC4	6,870	1,240	8,250		
AUST CO ESD #2	6,870	1,240	8,250		

