

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

BECKENDORFF MILTON
3953 BECKENDORFF RD
SEALY TX 77474-7170



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: 504929 72

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	330	390	Lease: 600521 Type: REAL Owner #: 504929
FM RD	330	390	Legal: REASER WH1
SPEC RD/BRIDGE	330	390	JAMEX INC
SEALY ISD	330	390	AB 170 VITAL FLORES
AUSTIN CO PREC4	330	390	RRC 187889 190573
AUST CO ESD #2	330	390	
HB1984: The Appraised value of \$390 in 2026 as compared to \$410 in 2021 is a 4.88% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	390
FM RD	330	0	390
SPEC RD/BRIDGE	330	0	390
SEALY ISD	330	0	390
AUSTIN CO PREC4	330	0	390
AUST CO ESD #2	330	0	390

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	270	250	Lease: 600531 Type: REAL Owner #: 504929
FM RD	270	250	Legal: REASER W#5
SPEC RD/BRIDGE	270	250	JAMEX INC
SEALY ISD	270	250	AB 170 VITAL FLORES
AUSTIN CO PREC4	270	250	RRC 1995677
AUST CO ESD #2	270	250	
HB1984: The Appraised value of \$250 in 2026 as compared to \$270 in 2021 is a 7.41% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	270	0	250
FM RD	270	0	250
SPEC RD/BRIDGE	270	0	250
SEALY ISD	270	0	250
AUSTIN CO PREC4	270	0	250
AUST CO ESD #2	270	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 170	270	Lease: 600532 Type: REAL Owner #: 504929
FM RD	C 170	270	Legal: REASER W#4
SPEC RD/BRIDGE	C 170	270	JAMEX INC
SEALY ISD	C 170	270	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 170	270	RRC 194941
AUST CO ESD #2	C 170	270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$270 in 2026 as compared to \$210 in 2021 is a 28.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	70	200
FM RD	170	70	200
SPEC RD/BRIDGE	170	70	200
SEALY ISD	170	70	200
AUSTIN CO PREC4	170	70	200
AUST CO ESD #2	170	70	200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	80	80	Lease: 600535 Type: REAL Owner #: 504929
FM RD	80	80	Legal: REASER W#6
SPEC RD/BRIDGE	80	80	JAMEX INC
SEALY ISD	80	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	80	80	RRC 196877
AUST CO ESD #2	80	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	80
FM RD	80	0	80
SPEC RD/BRIDGE	80	0	80
SEALY ISD	80	0	80
AUSTIN CO PREC4	80	0	80
AUST CO ESD #2	80	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2		3,290 3,290 3,290 3,290 3,290 3,290	Lease: 600536 Type: REAL Owner #: 504929 Legal: BECKENDORFF W#2 JAMEX INC AB 170 VITAL FLORES RRC 197289 .049381 Royalty Interest Category: G1 Railroad #: 197289
HB1984: The Appraised value of \$3,290 in 2026 as compared to \$360 in 2021 is a 813.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	3,290 3,290 3,290 3,290 3,290 3,290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	200 200 200 200 200 200	160 160 160 160 160 160	Lease: 600547 Type: REAL Owner #: 504929 Legal: REASER W#3 JAMEX INC AB 170 VITAL FLORES RRC 192679 .000613 Royalty Interest Category: G1 Railroad #: 192679
HB1984: The Appraised value of \$160 in 2026 as compared to \$280 in 2021 is a 42.86% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	200 200 200 200 200 200	0 0 0 0 0 0	160 160 160 160 160 160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	200 200 200 200 200 200	120 120 120 120 120 120	Lease: 600576 Type: REAL Owner #: 504929 Legal: REASER W#7 JAMEX INC AB 170 VITAL FLORES RRC 202603 .000613 Royalty Interest Category: G1 Railroad #: 202603
HB1984: The Appraised value of \$120 in 2026 as compared to \$270 in 2021 is a 55.56% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	200 200 200 200 200 200	0 0 0 0 0 0	120 120 120 120 120 120

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	1,250 1,250 1,250 1,250 1,250 1,250	70 70 70 70 70 70	4,490 4,490 4,490 4,490 4,490 4,490		

