

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

BEASLEY ROSALIND B
% KISTLER
9417 DENNISON GROVE CT
SAINT LOUIS MO 63126-3063



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: 504935 69

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	2,540	3,040	Lease: 600521 Type: REAL Owner #: 504935
FM RD	2,540	3,040	Legal: REASER WH1
SPEC RD/BRIDGE	2,540	3,040	JAMEX INC
SEALY ISD	2,540	3,040	AB 170 VITAL FLORES
AUSTIN CO PREC4	2,540	3,040	RRC 187889 190573
AUST CO ESD #2	2,540	3,040	
HB1984: The Appraised value of \$3,040 in 2026 as compared to \$3,200 in 2021 is a 5.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,540	0	3,040
FM RD	2,540	0	3,040
SPEC RD/BRIDGE	2,540	0	3,040
SEALY ISD	2,540	0	3,040
AUSTIN CO PREC4	2,540	0	3,040
AUST CO ESD #2	2,540	0	3,040

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	30	30	Lease: 600530 Type: REAL Owner #: 504935
FM RD	30	30	Legal: REASER W#A1
SPEC RD/BRIDGE	30	30	JAMEX INC
SEALY ISD	30	30	AB 170 VITAL FLORES
AUSTIN CO PREC4	30	30	RRC 195683
AUST CO ESD #2	30	30	
HB1984: The Appraised value of \$30 in 2026 as compared to \$1,650 in 2021 is a 98.18% decrease.			.000213 Royalty Interest Category: G1 Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
SEALY ISD	30	0	30
AUSTIN CO PREC4	30	0	30
AUST CO ESD #2	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,120	1,900	Lease: 600531 Type: REAL Owner #: 504935
FM RD	2,120	1,900	Legal: REASER W#5
SPEC RD/BRIDGE	2,120	1,900	JAMEX INC
SEALY ISD	2,120	1,900	AB 170 VITAL FLORES
AUSTIN CO PREC4	2,120	1,900	RRC 1995677
AUST CO ESD #2	2,120	1,900	
HB1984: The Appraised value of \$1,900 in 2026 as compared to \$2,090 in 2021 is a 9.09% decrease.			.004752 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,120	0	1,900
FM RD	2,120	0	1,900
SPEC RD/BRIDGE	2,120	0	1,900
SEALY ISD	2,120	0	1,900
AUSTIN CO PREC4	2,120	0	1,900
AUST CO ESD #2	2,120	0	1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,330	2,070	Lease: 600532 Type: REAL Owner #: 504935
FM RD	C 1,330	2,070	Legal: REASER W#4
SPEC RD/BRIDGE	C 1,330	2,070	JAMEX INC
SEALY ISD	C 1,330	2,070	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 1,330	2,070	RRC 194941
AUST CO ESD #2	C 1,330	2,070	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$2,070 in 2026 as compared to \$1,620 in 2021 is a 27.78% increase.			.004752 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,280	530	1,540
FM RD	1,280	530	1,540
SPEC RD/BRIDGE	1,280	530	1,540
SEALY ISD	1,280	530	1,540
AUSTIN CO PREC4	1,280	530	1,540
AUST CO ESD #2	1,280	530	1,540

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	590	640	Lease: 600535 Type: REAL Owner #: 504935
FM RD	590	640	Legal: REASER W#6
SPEC RD/BRIDGE	590	640	JAMEX INC
SEALY ISD	590	640	AB 170 VITAL FLORES
AUSTIN CO PREC4	590	640	RRC 196877
AUST CO ESD #2	590	640	
HB1984: The Appraised value of \$640 in 2026 as compared to \$470 in 2021 is a 36.17% increase.			.004752 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	640
FM RD	590	0	640
SPEC RD/BRIDGE	590	0	640
SEALY ISD	590	0	640
AUSTIN CO PREC4	590	0	640
AUST CO ESD #2	590	0	640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,560	1,250	Lease: 600547 Type: REAL Owner #: 504935
FM RD	1,560	1,250	Legal: REASER W#3
SPEC RD/BRIDGE	1,560	1,250	JAMEX INC
SEALY ISD	1,560	1,250	AB 170 VITAL FLORES
AUSTIN CO PREC4	1,560	1,250	RRC 192679
AUST CO ESD #2	1,560	1,250	
HB1984: The Appraised value of \$1,250 in 2026 as compared to \$2,190 in 2021 is a 42.92% decrease.			.004752 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,560	0	1,250
FM RD	1,560	0	1,250
SPEC RD/BRIDGE	1,560	0	1,250
SEALY ISD	1,560	0	1,250
AUSTIN CO PREC4	1,560	0	1,250
AUST CO ESD #2	1,560	0	1,250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,570	900	Lease: 600576 Type: REAL Owner #: 504935
FM RD	1,570	900	Legal: REASER W#7
SPEC RD/BRIDGE	1,570	900	JAMEX INC
SEALY ISD	1,570	900	AB 170 VITAL FLORES
AUSTIN CO PREC4	1,570	900	RRC 202603
AUST CO ESD #2	1,570	900	
HB1984: The Appraised value of \$900 in 2026 as compared to \$2,090 in 2021 is a 56.94% decrease.			.004752 Royalty Interest Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,570	0	900
FM RD	1,570	0	900
SPEC RD/BRIDGE	1,570	0	900
SEALY ISD	1,570	0	900
AUSTIN CO PREC4	1,570	0	900
AUST CO ESD #2	1,570	0	900

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,690	530	9,300		
FM RD	9,690	530	9,300		
SPEC RD/BRIDGE	9,690	530	9,300		
SEALY ISD	9,690	530	9,300		
AUSTIN CO PREC4	9,690	530	9,300		
AUST CO ESD #2	9,690	530	9,300		

