

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

BINETTE OWENS J
16332 WILLOWCREST WAY
FORT MYERS FL 33908-3680

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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: 504938 82

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	640	760	Lease: 600521 Type: REAL Owner #: 504938
FM RD	640	760	Legal: REASER W#1
SPEC RD/BRIDGE	640	760	JAMEX INC
SEALY ISD	640	760	AB 170 VITAL FLORES
AUSTIN CO PREC4	640	760	RRC 187889 190573
AUST CO ESD #2	640	760	
HB1984: The Appraised value of \$760 in 2026 as compared to \$800 in 2021 is a 5.00% decrease.			.001188 Royalty Interest Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	640	0	760
FM RD	640	0	760
SPEC RD/BRIDGE	640	0	760
SEALY ISD	640	0	760
AUSTIN CO PREC4	640	0	760
AUST CO ESD #2	640	0	760

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	530	480	Lease: 600531 Type: REAL Owner #: 504938
FM RD	530	480	Legal: REASER W#5
SPEC RD/BRIDGE	530	480	JAMEX INC
SEALY ISD	530	480	AB 170 VITAL FLORES
AUSTIN CO PREC4	530	480	RRC 1995677
AUST CO ESD #2	530	480	
HB1984: The Appraised value of \$480 in 2026 as compared to \$520 in 2021 is a 7.69% decrease.			.001188 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	0	480
FM RD	530	0	480
SPEC RD/BRIDGE	530	0	480
SEALY ISD	530	0	480
AUSTIN CO PREC4	530	0	480
AUST CO ESD #2	530	0	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 330	520	Lease: 600532 Type: REAL Owner #: 504938
FM RD	C 330	520	Legal: REASER W#4
SPEC RD/BRIDGE	C 330	520	JAMEX INC
SEALY ISD	C 330	520	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 330	520	RRC 194941
AUST CO ESD #2	C 330	520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$520 in 2026 as compared to \$410 in 2021 is a 26.83% increase.			.001188 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	130	390
FM RD	320	130	390
SPEC RD/BRIDGE	320	130	390
SEALY ISD	320	130	390
AUSTIN CO PREC4	320	130	390
AUST CO ESD #2	320	130	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	150	160	Lease: 600535 Type: REAL Owner #: 504938
FM RD	150	160	Legal: REASER W#6
SPEC RD/BRIDGE	150	160	JAMEX INC
SEALY ISD	150	160	AB 170 VITAL FLORES
AUSTIN CO PREC4	150	160	RRC 196877
AUST CO ESD #2	150	160	
HB1984: The Appraised value of \$160 in 2026 as compared to \$120 in 2021 is a 33.33% increase.			.001188 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	150	0	160
FM RD	150	0	160
SPEC RD/BRIDGE	150	0	160
SEALY ISD	150	0	160
AUSTIN CO PREC4	150	0	160
AUST CO ESD #2	150	0	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	390	310	Lease: 600547 Type: REAL Owner #: 504938
FM RD	390	310	Legal: REASER W#3
SPEC RD/BRIDGE	390	310	JAMEX INC
SEALY ISD	390	310	AB 170 VITAL FLORES
AUSTIN CO PREC4	390	310	RRC 192679
AUST CO ESD #2	390	310	
HB1984: The Appraised value of \$310 in 2026 as compared to \$550 in 2021 is a 43.64% decrease.			.001188 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	390	0	310
FM RD	390	0	310
SPEC RD/BRIDGE	390	0	310
SEALY ISD	390	0	310
AUSTIN CO PREC4	390	0	310
AUST CO ESD #2	390	0	310

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	390	230	Lease: 600576 Type: REAL Owner #: 504938
FM RD	390	230	Legal: REASER W#7
SPEC RD/BRIDGE	390	230	JAMEX INC
SEALY ISD	390	230	AB 170 VITAL FLORES
AUSTIN CO PREC4	390	230	RRC 202603
AUST CO ESD #2	390	230	
HB1984: The Appraised value of \$230 in 2026 as compared to \$520 in 2021 is a 55.77% decrease.			.001188 Royalty Interest Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	390	0	230
FM RD	390	0	230
SPEC RD/BRIDGE	390	0	230
SEALY ISD	390	0	230
AUSTIN CO PREC4	390	0	230
AUST CO ESD #2	390	0	230

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,420	130	2,330		
FM RD	2,420	130	2,330		
SPEC RD/BRIDGE	2,420	130	2,330		
SEALY ISD	2,420	130	2,330		
AUSTIN CO PREC4	2,420	130	2,330		
AUST CO ESD #2	2,420	130	2,330		

