

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

SUMBERA FRED W
15002 NIGHTINGALE LANE
AUSTIN TX 78734-4757



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: 505439 1174

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	100	80	Lease: 600511 Type: REAL Owner #: 505439
FM RD	100	80	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	100	80	JAMEX INC
SEALY ISD	100	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	100	80	RRC 182509
AUST CO ESD #2	100	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$160 in 2021 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	80
FM RD	100	0	80
SPEC RD/BRIDGE	100	0	80
SEALY ISD	100	0	80
AUSTIN CO PREC4	100	0	80
AUST CO ESD #2	100	0	80

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	60	80	Lease: 600513	Type: REAL Owner #: 505439
FM RD	C	60	80	Legal: KAEICHELE "170" W#2	
SPEC RD/BRIDGE	C	60	80	JAMEX INC	
SEALY ISD	C	60	80	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	60	80	RRC 184756	
AUST CO ESD #2	C	60	80		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000353 Royalty Interest	
HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.				Category: G1	
				Railroad #: 184756	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	10	70		
FM RD	60	10	70		
SPEC RD/BRIDGE	60	10	70		
SEALY ISD	60	10	70		
AUSTIN CO PREC4	60	10	70		
AUST CO ESD #2	60	10	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		780	940	Lease: 600521	Type: REAL Owner #: 505439
FM RD		780	940	Legal: REASER W#1	
SPEC RD/BRIDGE		780	940	JAMEX INC	
SEALY ISD		780	940	AB 170 VITAL FLORES	
AUSTIN CO PREC4		780	940	RRC 187889 190573	
AUST CO ESD #2		780	940		
HB1984: The Appraised value of \$940 in 2026 as compared to \$990 in 2021 is a 5.05% decrease.				.001466 Royalty Interest	
				Category: G1	
				Railroad #: 187889	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	780	0	940		
FM RD	780	0	940		
SPEC RD/BRIDGE	780	0	940		
SEALY ISD	780	0	940		
AUSTIN CO PREC4	780	0	940		
AUST CO ESD #2	780	0	940		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	30	70	Lease: 600528	Type: REAL Owner #: 505439
FM RD	C	30	70	Legal: KAEICHELE "170" W#3	
SPEC RD/BRIDGE	C	30	70	JAMEX INC	
SEALY ISD	C	30	70	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	30	70	RRC 193089	
AUST CO ESD #2	C	30	70		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000353 Royalty Interest	
HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.				Category: G1	
				Railroad #: 193089	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30	30	40		
FM RD	30	30	40		
SPEC RD/BRIDGE	30	30	40		
SEALY ISD	30	30	40		
AUSTIN CO PREC4	30	30	40		
AUST CO ESD #2	30	30	40		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	210	Lease: 600530 Type: REAL Owner #: 505439
FM RD	200	210	Legal: REASER W#A1
SPEC RD/BRIDGE	200	210	JAMEX INC
SEALY ISD	200	210	AB 170 VITAL FLORES
AUSTIN CO PREC4	200	210	RRC 195683
AUST CO ESD #2	200	210	
HB1984: The Appraised value of \$210 in 2026 as compared to \$510 in 2021 is a 58.82% decrease.			.001338 Royalty Interest Category: G1 Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	210
FM RD	200	0	210
SPEC RD/BRIDGE	200	0	210
SEALY ISD	200	0	210
AUSTIN CO PREC4	200	0	210
AUST CO ESD #2	200	0	210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	650	590	Lease: 600531 Type: REAL Owner #: 505439
FM RD	650	590	Legal: REASER W#5
SPEC RD/BRIDGE	650	590	JAMEX INC
SEALY ISD	650	590	AB 170 VITAL FLORES
AUSTIN CO PREC4	650	590	RRC 1995677
AUST CO ESD #2	650	590	
HB1984: The Appraised value of \$590 in 2026 as compared to \$640 in 2021 is a 7.81% decrease.			.001466 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	650	0	590
FM RD	650	0	590
SPEC RD/BRIDGE	650	0	590
SEALY ISD	650	0	590
AUSTIN CO PREC4	650	0	590
AUST CO ESD #2	650	0	590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 410	640	Lease: 600532 Type: REAL Owner #: 505439
FM RD	C 410	640	Legal: REASER W#4
SPEC RD/BRIDGE	C 410	640	JAMEX INC
SEALY ISD	C 410	640	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 410	640	RRC 194941
AUST CO ESD #2	C 410	640	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$640 in 2026 as compared to \$500 in 2021 is a 28.00% increase.			.001466 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	160	480
FM RD	400	160	480
SPEC RD/BRIDGE	400	160	480
SEALY ISD	400	160	480
AUSTIN CO PREC4	400	160	480
AUST CO ESD #2	400	160	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	200	Lease: 600535 Type: REAL Owner #: 505439
FM RD	180	200	Legal: REASER W#6
SPEC RD/BRIDGE	180	200	JAMEX INC
SEALY ISD	180	200	AB 170 VITAL FLORES
AUSTIN CO PREC4	180	200	RRC 196877
AUST CO ESD #2	180	200	
HB1984: The Appraised value of \$200 in 2026 as compared to \$140 in 2021 is a 42.86% increase.			.001466 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	200
FM RD	180	0	200
SPEC RD/BRIDGE	180	0	200
SEALY ISD	180	0	200
AUSTIN CO PREC4	180	0	200
AUST CO ESD #2	180	0	200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		160	Lease: 600536 Type: REAL Owner #: 505439
FM RD		160	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		160	JAMEX INC
SEALY ISD		160	AB 170 VITAL FLORES
AUSTIN CO PREC4		160	RRC 197289
AUST CO ESD #2		160	
HB1984: The Appraised value of \$160 in 2026 as compared to \$20 in 2021 is a 700.00% increase.			.002469 Royalty Interest Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	160
FM RD	0	0	160
SPEC RD/BRIDGE	0	0	160
SEALY ISD	0	0	160
AUSTIN CO PREC4	0	0	160
AUST CO ESD #2	0	0	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	480	380	Lease: 600547 Type: REAL Owner #: 505439
FM RD	480	380	Legal: REASER W#3
SPEC RD/BRIDGE	480	380	JAMEX INC
SEALY ISD	480	380	AB 170 VITAL FLORES
AUSTIN CO PREC4	480	380	RRC 192679
AUST CO ESD #2	480	380	
HB1984: The Appraised value of \$380 in 2026 as compared to \$680 in 2021 is a 44.12% decrease.			.001466 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	0	380
FM RD	480	0	380
SPEC RD/BRIDGE	480	0	380
SEALY ISD	480	0	380
AUSTIN CO PREC4	480	0	380
AUST CO ESD #2	480	0	380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	490	280	Lease: 600576 Type: REAL Owner #: 505439
FM RD	490	280	Legal: REASER W#7
SPEC RD/BRIDGE	490	280	JAMEX INC
SEALY ISD	490	280	AB 170 VITAL FLORES
AUSTIN CO PREC4	490	280	RRC 202603
AUST CO ESD #2	490	280	
.001466 Royalty Interest Category: G1 Railroad #: 202603			
HB1984: The Appraised value of \$280 in 2026 as compared to \$650 in 2021 is a 56.92% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	490	0	280
FM RD	490	0	280
SPEC RD/BRIDGE	490	0	280
SEALY ISD	490	0	280
AUSTIN CO PREC4	490	0	280
AUST CO ESD #2	490	0	280

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 14,950	11,520	Lease: 600698 Type: REAL Owner #: 505439
FM RD	C 14,950	11,520	Legal: SCHULZ-MUENCH
SPEC RD/BRIDGE	C 14,950	11,520	STRAND ENERGY LC
BELLVILLE ISD	C 11,360	8,760	AB 304 JAMES TYLER SUR
COLUMBUS ISD	C 3,590	2,770	RRC 25599 25954 262987
BELLVILLE HOSP	C 11,360	8,760	
AUSTIN CO PREC2	C 14,950	11,520	.005000 Override Royalty Category: G1 Railroad #: 25954
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$11,520 in 2026 as compared to \$1,930 in 2021 is a 496.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,820	6,940	4,580
FM RD	3,820	6,940	4,580
SPEC RD/BRIDGE	3,820	6,940	4,580
BELLVILLE ISD	2,890	4,200	4,560
COLUMBUS ISD	920	1,330	1,440
BELLVILLE HOSP	2,890	4,200	4,560
AUSTIN CO PREC2	3,820	6,940	4,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 16,670	14,110	Lease: 600732 Type: REAL Owner #: 505439
FM RD	C 16,670	14,110	Legal: G.C. YELDERMAN W#2
SPEC RD/BRIDGE	C 16,670	14,110	STRAND ENERGY LC
BELLVILLE ISD	C 16,670	14,110	AB 243 KUYKENDALL, A
BELLVILLE HOSP	C 16,670	14,110	RRC 24911
AUSTIN CO PREC2	C 16,670	14,110	.005000 Override Royalty Category: G1 Railroad #: 24911
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$14,110 in 2026 as compared to \$2,220 in 2021 is a 535.59% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,230	630	13,480
FM RD	11,230	630	13,480
SPEC RD/BRIDGE	11,230	630	13,480
BELLVILLE ISD	11,230	630	13,480
BELLVILLE HOSP	11,230	630	13,480
AUSTIN CO PREC2	11,230	630	13,480

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	18,420	7,770	21,490		
FM RD	18,420	7,770	21,490		
SPEC RD/BRIDGE	18,420	7,770	21,490		
SEALY ISD	3,370	200	3,430		
AUSTIN CO PREC4	3,370	200	3,430		
AUST CO ESD #2	3,370	200	3,430		
BELLVILLE ISD	14,120	4,830	18,040		
COLUMBUS ISD	920	1,330	1,440		
BELLVILLE HOSP	14,120	4,830	18,040		
AUSTIN CO PREC2	15,050	7,570	18,060		