

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

SUGARBERRY OIL & GAS CORP &
KATY PIPELINE & PROD CORP
5950 CEDAR SPRINGS RD OFC 200
DALLAS TX 75235-6805



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:	505693 1173
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	4,000	5,160	Lease: 600512 Type: REAL Owner #: 505693			
FM RD		C	4,000	5,160	Legal: ENGLAND-VIRNAU W#1			
SPEC RD/BRIDGE		C	4,000	5,160	JAMEX INC			
SEALY ISD		C	4,000	5,160	AB 170 VITAL FLORES			
AUSTIN CO PREC4		C	4,000	5,160	RRC 184600			
AUST CO ESD #2		C	4,000	5,160				
					.033679 Royalty Interest			
					Category: G1			
					Railroad #: 184600			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED								
HB1984: The Appraised value of \$5,160 in 2026 as compared to \$1,510 in 2021 is a 241.72% increase.								
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY		4,000		360	4,800			
FM RD		4,000		360	4,800			
SPEC RD/BRIDGE		4,000		360	4,800			
SEALY ISD		4,000		360	4,800			
AUSTIN CO PREC4		4,000		360	4,800			
AUST CO ESD #2		4,000		360	4,800			

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

