

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

BURLINGTON NORTHERN & SANTA FE
PO BOX 961089
FORT WORTH TX 76161-0089



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: 505712 138

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		530	Lease: 600536 Type: REAL Owner #: 505712
FM RD		530	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		530	JAMEX INC
SEALY ISD		530	AB 170 VITAL FLORES
AUSTIN CO PREC4		530	RRC 197289
AUST CO ESD #2		530	
HB1984: The Appraised value of \$530 in 2026 as compared to \$60 in 2021 is a 783.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	530
FM RD	0	0	530
SPEC RD/BRIDGE	0	0	530
SEALY ISD	0	0	530
AUSTIN CO PREC4	0	0	530
AUST CO ESD #2	0	0	530

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		2,650	840	Lease: 600643 Type: REAL Owner #: 505712	
FM RD		2,650	840	Legal: CRANZ TRUST 834 W#1	
SPEC RD/BRIDGE		2,650	840	JAMEX INC	
BELLVILLE ISD		2,650	840	AB 170 FLORES V	
BELLVILLE HOSP		2,650	840	RRC 217827	
AUSTIN CO PREC4		2,650	840		
				.006399 Royalty Interest	
				Category: G1	
				Railroad #: 217827	
HB1984: The Appraised value of \$840 in 2026			as compared to \$1,930 in 2021 is a 56.48% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,650	0	840		
FM RD	2,650	0	840		
SPEC RD/BRIDGE	2,650	0	840		
BELLVILLE ISD	2,650	0	840		
BELLVILLE HOSP	2,650	0	840		
AUSTIN CO PREC4	2,650	0	840		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,650	0	1,370		
FM RD	2,650	0	1,370		
SPEC RD/BRIDGE	2,650	0	1,370		
SEALY ISD	0	0	530		
AUSTIN CO PREC4	2,650	0	1,370		
AUST CO ESD #2	0	0	530		
BELLVILLE ISD	2,650	0	840		
BELLVILLE HOSP	2,650	0	840		