

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

EDWARDS DORTHEANNA H
259 COUNTRYVIEW RD
MONTICELLO AR 71655

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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: 505792 286

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 1,520	2,080	Lease: 600468 Type: REAL Owner #: 505792
FM RD	C 1,520	2,080	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 1,520	2,080	ETOCO LP
SEALY ISD	C 1,520	2,080	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 1,520	2,080	RRC 176226
AUST CO ESD #2	C 1,520	2,080	.003842 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$2,080 in 2026 as compared to \$1,770 in 2021 is a 17.51% increase.			Railroad #: 176226
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,520	260	1,820
FM RD	1,520	260	1,820
SPEC RD/BRIDGE	1,520	260	1,820
SEALY ISD	1,520	260	1,820
AUSTIN CO PREC4	1,520	260	1,820
AUST CO ESD #2	1,520	260	1,820

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	G	C	30	50	Lease: 600605 Type: REAL Owner #: 505792	
FM RD		C	30	50	Legal: HILLBOLDT W#6	
SEALY ISD		C	30	50	MAGNUM PRODUCING LP	
AUST CO ESD #2		C	30	50	AB 214 H & TC RR CO SEC 179	
SPEC RD/BRIDGE		C	30	50	RRC 210200	
AUSTIN CO PREC3		C	10	20		
AUSTIN CO PREC4		C	10	20	.003495 Royalty Interest	
						Category: G1
					Railroad #: 210200	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10		40	10		
FM RD	10		40	10		
SEALY ISD	10		40	10		
AUST CO ESD #2	10		40	10		
SPEC RD/BRIDGE	10		40	10		
AUSTIN CO PREC3	0		20	0		
AUSTIN CO PREC4	10		10	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		C	370	520	Lease: 600611	Type: REAL Owner #: 505792
FM RD		C	370	520	Legal: KAEICHELE	UNIT #5
SPEC RD/BRIDGE		C	370	520	ETOCO LP	
SEALY ISD		C	370	520	AB 170 VITAL FLORES	
AUST CO ESD #2		C	370	520	RRC 212003	
AUSTIN CO PREC4		C	370	520	.003842 Royalty Interest	
					Category:	G1
					Railroad #:	212003
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$520 in 2026 as compared to \$150 in 2021 is a 246.67% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		300		160	360	
FM RD		300		160	360	
SPEC RD/BRIDGE		300		160	360	
SEALY ISD		300		160	360	
AUST CO ESD #2		300		160	360	
AUSTIN CO PREC4		300		160	360	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	G		750	Lease: 600632	Type: REAL Owner #: 505792
SEALY ISD			750	Legal: HILLBOLDT GAS UNIT #2T	
AUST CO ESD #2			750	MAGNUM PRODUCING LP	
FM RD			750	AB 214 H & TC RR CO SEC 179	
SPEC RD/BRIDGE			750	RRC 215622	
AUSTIN CO PREC3			370		
AUSTIN CO PREC4			370		.006923 Royalty Interest
				Category: G1	
				Railroad #: 215622	
HB1984: The Appraised value of \$750 in 2026			as compared to	\$230 in 2021 is a 226.09% increase.	
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0		0	750	
SEALY ISD	0		0	750	
AUST CO ESD #2	0		0	750	
FM RD	0		0	750	
SPEC RD/BRIDGE	0		0	750	
AUSTIN CO PREC3	0		370	0	
AUSTIN CO PREC4	0		0	370	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	110	330	Lease: 600644	Type: REAL Owner #: 505792
FM RD	C	110	330	Legal: KAEICHELE UNIT #1	
SPEC RD/BRIDGE	C	110	330	ETOCO LP	
SEALY ISD	C	110	330	AB 170 VITAL FLORES	
AUST CO ESD #2	C	110	330	RRC 218912	
AUSTIN CO PREC4	C	110	330		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003842 Royalty Interest	
HB1984: The Appraised value of \$330 in 2026 as compared to				Category: G1	
				Railroad #: 218912	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	110	200	130		
FM RD	110	200	130		
SPEC RD/BRIDGE	110	200	130		
SEALY ISD	110	200	130		
AUST CO ESD #2	110	200	130		
AUSTIN CO PREC4	110	200	130		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		510	350	Lease: 600657	Type: REAL Owner #: 505792
FM RD		510	350	Legal: KAEICHELE UNIT #6	
SPEC RD/BRIDGE		510	350	ETOCO LP	
SEALY ISD		510	350	AB 170 VITAL FLORES	
AUST CO ESD #2		510	350	RRC 227960	
AUSTIN CO PREC4		510	350		
HB1984: The Appraised value of \$350 in 2026 as compared to				.003842 Royalty Interest	
				Category: G1	
				Railroad #: 227960	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	490	0	350		
FM RD	490	0	350		
SPEC RD/BRIDGE	490	0	350		
SEALY ISD	490	0	350		
AUST CO ESD #2	490	0	350		
AUSTIN CO PREC4	490	0	350		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	1,380	750	Lease: 600667	Type: REAL Owner #: 505792
FM RD	C	1,380	750	Legal: KAEICHELE UNIT #3	
SPEC RD/BRIDGE	C	1,380	750	ETOCO LP	
SEALY ISD	C	1,380	750	AB 170 VITAL FLORES	
AUST CO ESD #2	C	1,380	750	RRC 180528	
AUSTIN CO PREC4	C	1,380	750		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.003842 Royalty Interest	
HB1984: The Appraised value of \$750 in 2026 as compared to				Category: G1	
				Railroad #: 180528	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	220	490	260		
FM RD	220	490	260		
SPEC RD/BRIDGE	220	490	260		
SEALY ISD	220	490	260		
AUST CO ESD #2	220	490	260		
AUSTIN CO PREC4	220	490	260		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,650	1,150	3,680		
FM RD	2,650	1,150	3,680		
SPEC RD/BRIDGE	2,650	1,150	3,680		
SEALY ISD	2,650	1,150	3,680		
AUSTIN CO PREC4	2,650	1,120	3,300		
AUST CO ESD #2	2,650	1,150	3,680		
AUSTIN CO PREC3	0	390	0		