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JOHNSON KENT
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BETHANY OK 73008-2729



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: 506237 593
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		60	40	Lease: 600511 Type: REAL Owner #: 506237	
FM RD		60	40	Legal: KACHELE "170" W#1	
SPEC RD/BRIDGE		60	40	JAMEX INC	
SEALY ISD		60	40	AB 170 VITAL FLORES	
AUSTIN CO PREC4		60	40	RRC 182509	
AUST CO ESD #2		60	40	.000207 Override Royalty	
HB1984: The Appraised value of \$40 in 2026			as compared to \$90 in 2021 is a 55.56% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	40		
FM RD	60	0	40		
SPEC RD/BRIDGE	60	0	40		
SEALY ISD	60	0	40		
AUSTIN CO PREC4	60	0	40		
AUST CO ESD #2	60	0	40		

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, beginngg 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	20	30	Lease: 600512 Type: REAL Owner #: 506237
FM RD	C	20	30	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C	20	30	JAMEX INC
SEALY ISD	C	20	30	AB 170 VITAL FLORES
AUSTIN CO PREC4	C	20	30	RRC 184600
AUST CO ESD #2	C	20	30	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000206 Override Royalty
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.				Category: G1
				Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	20	10	20	
FM RD	20	10	20	
SPEC RD/BRIDGE	20	10	20	
SEALY ISD	20	10	20	
AUSTIN CO PREC4	20	10	20	
AUST CO ESD #2	20	10	20	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	30	50	Lease: 600513 Type: REAL Owner #: 506237
FM RD	C	30	50	Legal: KAECHLE "170" W#2
SPEC RD/BRIDGE	C	30	50	JAMEX INC
SEALY ISD	C	30	50	AB 170 VITAL FLORES
AUSTIN CO PREC4	C	30	50	RRC 184756
AUST CO ESD #2	C	30	50	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000207 Override Royalty
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.				Category: G1
				Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	30	10	40	
FM RD	30	10	40	
SPEC RD/BRIDGE	30	10	40	
SEALY ISD	30	10	40	
AUSTIN CO PREC4	30	10	40	
AUST CO ESD #2	30	10	40	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		110	130	Lease: 600521 Type: REAL Owner #: 506237
FM RD		110	130	Legal: REASER W#1
SPEC RD/BRIDGE		110	130	JAMEX INC
SEALY ISD		110	130	AB 170 VITAL FLORES
AUSTIN CO PREC4		110	130	RRC 187889 190573
AUST CO ESD #2		110	130	
HB1984: The Appraised value of \$130 in 2026 as compared to \$140 in 2021 is a 7.14% decrease.				.000204 Override Royalty
				Category: G1
				Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	110	0	130	
FM RD	110	0	130	
SPEC RD/BRIDGE	110	0	130	
SEALY ISD	110	0	130	
AUSTIN CO PREC4	110	0	130	
AUST CO ESD #2	110	0	130	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	40	Lease: 600528 Type: REAL Owner #: 506237
FM RD	C 20	40	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 20	40	JAMEX INC
SEALY ISD	C 20	40	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 20	40	RRC 193089
AUST CO ESD #2	C 20	40	.000206 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.			Railroad #: 193089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	20	20
FM RD	20	20	20
SPEC RD/BRIDGE	20	20	20
SEALY ISD	20	20	20
AUSTIN CO PREC4	20	20	20
AUST CO ESD #2	20	20	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600530 Type: REAL Owner #: 506237
FM RD	30	30	Legal: REASER W#A1
SPEC RD/BRIDGE	30	30	JAMEX INC
SEALY ISD	30	30	AB 170 VITAL FLORES
AUSTIN CO PREC4	30	30	RRC 195683
AUST CO ESD #2	30	30	.000207 Override Royalty
HB1984: The Appraised value of \$30 in 2026 as compared to \$70 in 2021 is a 57.14% decrease.			Category: G1
			Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
SEALY ISD	30	0	30
AUSTIN CO PREC4	30	0	30
AUST CO ESD #2	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	80	Lease: 600531 Type: REAL Owner #: 506237
FM RD	90	80	Legal: REASER W#5
SPEC RD/BRIDGE	90	80	JAMEX INC
SEALY ISD	90	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	90	80	RRC 1995677
AUST CO ESD #2	90	80	.000207 Override Royalty
HB1984: The Appraised value of \$80 in 2026 as compared to \$90 in 2021 is a 11.11% decrease.			Category: G1
			Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	90	0	80
FM RD	90	0	80
SPEC RD/BRIDGE	90	0	80
SEALY ISD	90	0	80
AUSTIN CO PREC4	90	0	80
AUST CO ESD #2	90	0	80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	90	Lease: 600532 Type: REAL Owner #: 506237
FM RD	C 60	90	Legal: REASER W#4
SPEC RD/BRIDGE	C 60	90	JAMEX INC
SEALY ISD	C 60	90	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 60	90	RRC 194941
AUST CO ESD #2	C 60	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000207 Override Royalty
HB1984: The Appraised value of \$90 in 2026 as compared to \$70 in 2021 is a 28.57% increase.			Category: G1
			Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	20	70
FM RD	60	20	70
SPEC RD/BRIDGE	60	20	70
SEALY ISD	60	20	70
AUSTIN CO PREC4	60	20	70
AUST CO ESD #2	60	20	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600535 Type: REAL Owner #: 506237
FM RD	30	30	Legal: REASER W#6
SPEC RD/BRIDGE	30	30	JAMEX INC
SEALY ISD	30	30	AB 170 VITAL FLORES
AUSTIN CO PREC4	30	30	RRC 196877
AUST CO ESD #2	30	30	
HB1984: The Appraised value of \$30 in 2026 as compared to \$20 in 2021 is a 50.00% increase.			.000207 Override Royalty
			Category: G1
			Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
SEALY ISD	30	0	30
AUSTIN CO PREC4	30	0	30
AUST CO ESD #2	30	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		30	Lease: 600536 Type: REAL Owner #: 506237
FM RD		30	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		30	JAMEX INC
SEALY ISD		30	AB 170 VITAL FLORES
AUSTIN CO PREC4		30	RRC 197289
AUST CO ESD #2		30	
No 2021 Hist			.000413 Override Royalty
			Category: G1
			Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	30
FM RD	0	0	30
SPEC RD/BRIDGE	0	0	30
SEALY ISD	0	0	30
AUSTIN CO PREC4	0	0	30
AUST CO ESD #2	0	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	50	Lease: 600547 Type: REAL Owner #: 506237
FM RD	70	50	Legal: REASER W#3
SPEC RD/BRIDGE	70	50	JAMEX INC
SEALY ISD	70	50	AB 170 VITAL FLORES
AUSTIN CO PREC4	70	50	RRC 192679
AUST CO ESD #2	70	50	
HB1984: The Appraised value of \$50 in 2026 as compared to \$100 in 2021 is a 50.00% decrease.			.000207 Override Royalty Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	50
FM RD	70	0	50
SPEC RD/BRIDGE	70	0	50
SEALY ISD	70	0	50
AUSTIN CO PREC4	70	0	50
AUST CO ESD #2	70	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	40	Lease: 600576 Type: REAL Owner #: 506237
FM RD	70	40	Legal: REASER W#7
SPEC RD/BRIDGE	70	40	JAMEX INC
SEALY ISD	70	40	AB 170 VITAL FLORES
AUSTIN CO PREC4	70	40	RRC 202603
AUST CO ESD #2	70	40	
HB1984: The Appraised value of \$40 in 2026 as compared to \$90 in 2021 is a 55.56% decrease.			.000206 Override Royalty Category: G1 Railroad #: 202603
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	40
FM RD	70	0	40
SPEC RD/BRIDGE	70	0	40
SEALY ISD	70	0	40
AUSTIN CO PREC4	70	0	40
AUST CO ESD #2	70	0	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	40	Lease: 600590 Type: REAL Owner #: 506237
FM RD	C 20	40	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 20	40	JAMEX INC
SEALY ISD	C 20	40	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 20	40	RRC 202602
AUST CO ESD #2	C 20	40	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$40 in 2026 as compared to \$30 in 2021 is a 33.33% increase.			.000207 Override Royalty Category: G1 Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	20	20
FM RD	20	20	20
SPEC RD/BRIDGE	20	20	20
SEALY ISD	20	20	20
AUSTIN CO PREC4	20	20	20
AUST CO ESD #2	20	20	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	610	80	600		
FM RD	610	80	600		
SPEC RD/BRIDGE	610	80	600		
SEALY ISD	610	80	600		
AUSTIN CO PREC4	610	80	600		
AUST CO ESD #2	610	80	600		

