

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

SPARKS IRVIN BATES RECEIVORSHI
% JAMEX INX
2871 LAKE VISTA DR STE 200
LEWISVILLE TX 75067-8411



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: 506522 1147

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	110	80	Lease: 600511 Type: REAL Owner #: 506522
FM RD	110	80	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	110	80	JAMEX INC
SEALY ISD	110	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	110	80	RRC 182509
AUST CO ESD #2	110	80	.000383 Royalty Interest
HB1984: The Appraised value of \$80 in 2026 as compared to \$170 in 2021 is a 52.94% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	80
FM RD	110	0	80
SPEC RD/BRIDGE	110	0	80
SEALY ISD	110	0	80
AUSTIN CO PREC4	110	0	80
AUST CO ESD #2	110	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 #: 506522
FM RD	C 60	80	Legal: KAECHLE "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	.000383 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$80 in 2026 as compared to \$70 in 2021 is a 14.29% increase.			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	850	1,020	Lease: 600521 Type: REAL Owner #: 506522
FM RD	850	1,020	Legal: REASER W#1
SPEC RD/BRIDGE	850	1,020	JAMEX INC
SEALY ISD	850	1,020	AB 170 VITAL FLORES
AUSTIN CO PREC4	850	1,020	RRC 187889 190573
AUST CO ESD #2	850	1,020	.001588 Royalty Interest
HB1984: The Appraised value of \$1,020 in 2026 as compared to \$1,070 in 2021 is a 4.67% decrease.			Category: G1
			Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	850	0	1,020
FM RD	850	0	1,020
SPEC RD/BRIDGE	850	0	1,020
SEALY ISD	850	0	1,020
AUSTIN CO PREC4	850	0	1,020
AUST CO ESD #2	850	0	1,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	80	Lease: 600528 Type: REAL Owner #: 506522
FM RD	C 30	80	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 30	80	JAMEX INC
SEALY ISD	C 30	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 30	80	RRC 193089
AUST CO ESD #2	C 30	80	.000383 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$80 in 2026 as compared to \$50 in 2021 is a 60.00% increase.			Railroad #: 193089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	40	40
FM RD	30	40	40
SPEC RD/BRIDGE	30	40	40
SEALY ISD	30	40	40
AUSTIN CO PREC4	30	40	40
AUST CO ESD #2	30	40	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	400	410	Lease: 600530 Type: REAL Owner #: 506522
FM RD	400	410	Legal: REASER W#A1
SPEC RD/BRIDGE	400	410	JAMEX INC
SEALY ISD	400	410	AB 170 VITAL FLORES
AUSTIN CO PREC4	400	410	RRC 195683
AUST CO ESD #2	400	410	
HB1984: The Appraised value of \$410 in 2026 as compared to \$550 in 2021 is a 25.45% decrease.			.002676 Royalty Interest Category: G1 Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	0	410
FM RD	400	0	410
SPEC RD/BRIDGE	400	0	410
SEALY ISD	400	0	410
AUSTIN CO PREC4	400	0	410
AUST CO ESD #2	400	0	410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	710	640	Lease: 600531 Type: REAL Owner #: 506522
FM RD	710	640	Legal: REASER W#5
SPEC RD/BRIDGE	710	640	JAMEX INC
SEALY ISD	710	640	AB 170 VITAL FLORES
AUSTIN CO PREC4	710	640	RRC 1995677
AUST CO ESD #2	710	640	
HB1984: The Appraised value of \$640 in 2026 as compared to \$700 in 2021 is a 8.57% decrease.			.001588 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	710	0	640
FM RD	710	0	640
SPEC RD/BRIDGE	710	0	640
SEALY ISD	710	0	640
AUSTIN CO PREC4	710	0	640
AUST CO ESD #2	710	0	640

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 440	690	Lease: 600532 Type: REAL Owner #: 506522
FM RD	C 440	690	Legal: REASER W#4
SPEC RD/BRIDGE	C 440	690	JAMEX INC
SEALY ISD	C 440	690	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 440	690	RRC 194941
AUST CO ESD #2	C 440	690	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$690 in 2026 as compared to \$540 in 2021 is a 27.78% increase.			.001588 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	170	520
FM RD	430	170	520
SPEC RD/BRIDGE	430	170	520
SEALY ISD	430	170	520
AUSTIN CO PREC4	430	170	520
AUST CO ESD #2	430	170	520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	210	Lease: 600535 Type: REAL Owner #: 506522
FM RD	200	210	Legal: REASER W#6
SPEC RD/BRIDGE	200	210	JAMEX INC
SEALY ISD	200	210	AB 170 VITAL FLORES
AUSTIN CO PREC4	200	210	RRC 196877
AUST CO ESD #2	200	210	
HB1984: The Appraised value of \$210 in 2026 as compared to \$160 in 2021 is a 31.25% increase.			.001588 Royalty Interest Category: G1 Railroad #: 196877
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		90	Lease: 600536 Type: REAL Owner #: 506522
FM RD		90	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		90	JAMEX INC
SEALY ISD		90	AB 170 VITAL FLORES
AUSTIN CO PREC4		90	RRC 197289
AUST CO ESD #2		90	
HB1984: The Appraised value of \$90 in 2026 as compared to \$10 in 2021 is a 800.00% increase.			.001337 Royalty Interest Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	90
FM RD	0	0	90
SPEC RD/BRIDGE	0	0	90
SEALY ISD	0	0	90
AUSTIN CO PREC4	0	0	90
AUST CO ESD #2	0	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	520	420	Lease: 600547 Type: REAL Owner #: 506522
FM RD	520	420	Legal: REASER W#3
SPEC RD/BRIDGE	520	420	JAMEX INC
SEALY ISD	520	420	AB 170 VITAL FLORES
AUSTIN CO PREC4	520	420	RRC 192679
AUST CO ESD #2	520	420	
HB1984: The Appraised value of \$420 in 2026 as compared to \$730 in 2021 is a 42.47% decrease.			.001588 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	0	420
FM RD	520	0	420
SPEC RD/BRIDGE	520	0	420
SEALY ISD	520	0	420
AUSTIN CO PREC4	520	0	420
AUST CO ESD #2	520	0	420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	530	300	Lease: 600576 Type: REAL Owner #: 506522
FM RD	530	300	Legal: REASER W#7
SPEC RD/BRIDGE	530	300	JAMEX INC
SEALY ISD	530	300	AB 170 VITAL FLORES
AUSTIN CO PREC4	530	300	RRC 202603
AUST CO ESD #2	530	300	
HB1984: The Appraised value of \$300 in 2026 as compared to \$700 in 2021 is a 57.14% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	530	0	300
FM RD	530	0	300
SPEC RD/BRIDGE	530	0	300
SEALY ISD	530	0	300
AUSTIN CO PREC4	530	0	300
AUST CO ESD #2	530	0	300

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	3,840	220	3,800
FM RD	3,840	220	3,800
SPEC RD/BRIDGE	3,840	220	3,800
SEALY ISD	3,840	220	3,800
AUSTIN CO PREC4	3,840	220	3,800
AUST CO ESD #2	3,840	220	3,800

