

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

HOBBS MELISSA
1239 PESCHEL LN
SEALY TX 77474-9722

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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: 506733 527

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	400	550	Lease: 600468	Type: REAL Owner #: 506733
FM RD	C	400	550	Legal: KAECHELE UNIT #2	
SPEC RD/BRIDGE	C	400	550	ETOCO LP	
SEALY ISD	C	400	550	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	400	550	RRC 176226	
AUST CO ESD #2	C	400	550		
				.001011 Royalty Interest	
				Category: G1	
				Railroad #: 176226	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$550 in 2026 as compared to \$470 in 2021 is a 17.02% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	400	70	480		
FM RD	400	70	480		
SPEC RD/BRIDGE	400	70	480		
SEALY ISD	400	70	480		
AUSTIN CO PREC4	400	70	480		
AUST CO ESD #2	400	70	480		

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 50	80	Lease: 600605 Type: REAL Owner #: 506733
FM RD	C 50	80	Legal: HILLBOLDT W#6
SEALY ISD	C 50	80	MAGNUM PRODUCING LP
AUST CO ESD #2	C 50	80	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 50	80	RRC 210200
AUSTIN CO PREC3	C 20	40	
AUSTIN CO PREC4	C 20	40	.005824 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.			Railroad #: 210200
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	50	30
FM RD	20	50	30
SEALY ISD	20	50	30
AUST CO ESD #2	20	50	30
SPEC RD/BRIDGE	20	50	30
AUSTIN CO PREC3	10	30	10
AUSTIN CO PREC4	10	30	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 100	140	Lease: 600611 Type: REAL Owner #: 506733
FM RD	C 100	140	Legal: KAEICHELE UNIT #5
SPEC RD/BRIDGE	C 100	140	ETOCO LP
SEALY ISD	C 100	140	AB 170 VITAL FLORES
AUST CO ESD #2	C 100	140	RRC 212003
AUSTIN CO PREC4	C 100	140	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001011 Royalty Interest
HB1984: The Appraised value of \$140 in 2026 as compared to \$40 in 2021 is a 250.00% increase.			Category: G1
			Railroad #: 212003
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	50	90
FM RD	70	50	90
SPEC RD/BRIDGE	70	50	90
SEALY ISD	70	50	90
AUST CO ESD #2	70	50	90
AUSTIN CO PREC4	70	50	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		1,240	Lease: 600632 Type: REAL Owner #: 506733
SEALY ISD		1,240	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		1,240	MAGNUM PRODUCING LP
FM RD		1,240	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		1,240	RRC 215622
AUSTIN CO PREC3		620	
AUSTIN CO PREC4		620	.011536 Royalty Interest
HB1984: The Appraised value of \$1,240 in 2026 as compared to \$380 in 2021 is a 226.32% increase.			Category: G1
			Railroad #: 215622
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,240
SEALY ISD	0	0	1,240
AUST CO ESD #2	0	0	1,240
FM RD	0	0	1,240
SPEC RD/BRIDGE	0	0	1,240
AUSTIN CO PREC3	0	0	620
AUSTIN CO PREC4	0	0	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	90	Lease: 600644 Type: REAL Owner #: 506733
FM RD	C 30	90	Legal: KAEICHELE UNIT #1
SPEC RD/BRIDGE	C 30	90	ETOCO LP
SEALY ISD	C 30	90	AB 170 VITAL FLORES
AUST CO ESD #2	C 30	90	RRC 218912
AUSTIN CO PREC4	C 30	90	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001011 Royalty Interest
HB1984: The Appraised value of \$90 in 2026 as compared to \$20 in 2021 is a 350.00% increase.			Category: G1
			Railroad #: 218912
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	50	40
FM RD	30	50	40
SPEC RD/BRIDGE	30	50	40
SEALY ISD	30	50	40
AUST CO ESD #2	30	50	40
AUSTIN CO PREC4	30	50	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	90	Lease: 600657 Type: REAL Owner #: 506733
FM RD	140	90	Legal: KAEICHELE UNIT #6
SPEC RD/BRIDGE	140	90	ETOCO LP
SEALY ISD	140	90	AB 170 VITAL FLORES
AUST CO ESD #2	140	90	RRC 227960
AUSTIN CO PREC4	140	90	
HB1984: The Appraised value of \$90 in 2026 as compared to \$140 in 2021 is a 35.71% decrease.			.001011 Royalty Interest
			Category: G1
			Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	0	90
FM RD	130	0	90
SPEC RD/BRIDGE	130	0	90
SEALY ISD	130	0	90
AUST CO ESD #2	130	0	90
AUSTIN CO PREC4	130	0	90

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 360	200	Lease: 600667 Type: REAL Owner #: 506733
FM RD	C 360	200	Legal: KAEICHELE UNIT #3
SPEC RD/BRIDGE	C 360	200	ETOCO LP
SEALY ISD	C 360	200	AB 170 VITAL FLORES
AUST CO ESD #2	C 360	200	RRC 180528
AUSTIN CO PREC4	C 360	200	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001011 Royalty Interest
HB1984: The Appraised value of \$200 in 2026 as compared to \$250 in 2021 is a 20.00% decrease.			Category: G1
			Railroad #: 180528
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	130	70
FM RD	60	130	70
SPEC RD/BRIDGE	60	130	70
SEALY ISD	60	130	70
AUST CO ESD #2	60	130	70
AUSTIN CO PREC4	60	130	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	710	350	2,040		
FM RD	710	350	2,040		
SPEC RD/BRIDGE	710	350	2,040		
SEALY ISD	710	350	2,040		
AUSTIN CO PREC4	700	330	1,400		
AUST CO ESD #2	710	350	2,040		
AUSTIN CO PREC3	10	30	630		