

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

KEATON CAROLYN
PO BOX 822
BELLVILLE TX 77418-0822



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:	506734 632
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 200	270	Lease: 600468 Type: REAL Owner #: 506734
FM RD	C 200	270	Legal: KAECHLE UNIT #2
SPEC RD/BRIDGE	C 200	270	ETOCO LP
SEALY ISD	C 200	270	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 200	270	RRC 176226
AUST CO ESD #2	C 200	270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000506 Royalty Interest
HB1984: The Appraised value of \$270 in 2026 as compared to \$230 in 2021 is a 17.39% increase.			Category: G1
			Railroad #: 176226
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	30	240
FM RD	200	30	240
SPEC RD/BRIDGE	200	30	240
SEALY ISD	200	30	240
AUSTIN CO PREC4	200	30	240
AUST CO ESD #2	200	30	240

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 20	40	Lease: 600605 Type: REAL Owner #: 506734
FM RD	C 20	40	Legal: HILLBOLDT W#6
SEALY ISD	C 20	40	MAGNUM PRODUCING LP
AUST CO ESD #2	C 20	40	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 20	40	RRC 210200
AUSTIN CO PREC3	C 10	20	
AUSTIN CO PREC4	C 10	20	.002912 Royalty Interest
			Category: G1
			Railroad #: 210200
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.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	30	10
FM RD	10	30	10
SEALY ISD	10	30	10
AUST CO ESD #2	10	30	10
SPEC RD/BRIDGE	10	30	10
AUSTIN CO PREC3	0	20	0
AUSTIN CO PREC4	10	10	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 50	70	Lease: 600611 Type: REAL Owner #: 506734
FM RD	C 50	70	Legal: KAEICHELE UNIT #5
SPEC RD/BRIDGE	C 50	70	ETOCO LP
SEALY ISD	C 50	70	AB 170 VITAL FLORES
AUST CO ESD #2	C 50	70	RRC 212003
AUSTIN CO PREC4	C 50	70	
			.000506 Royalty Interest
			Category: G1
			Railroad #: 212003
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$70 in 2026 as compared to \$20 in 2021 is a 250.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	30	40
FM RD	40	30	40
SPEC RD/BRIDGE	40	30	40
SEALY ISD	40	30	40
AUST CO ESD #2	40	30	40
AUSTIN CO PREC4	40	30	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		620	Lease: 600632 Type: REAL Owner #: 506734
SEALY ISD		620	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2		620	MAGNUM PRODUCING LP
FM RD		620	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		620	RRC 215622
AUSTIN CO PREC3		310	
AUSTIN CO PREC4		310	.005767 Royalty Interest
			Category: G1
			Railroad #: 215622
HB1984: The Appraised value of \$620 in 2026 as compared to \$190 in 2021 is a 226.32% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	620
SEALY ISD	0	0	620
AUST CO ESD #2	0	0	620
FM RD	0	0	620
SPEC RD/BRIDGE	0	0	620
AUSTIN CO PREC3	0	310	0
AUSTIN CO PREC4	0	0	310

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	20	40	Lease: 600644	Type: REAL Owner #: 506734
FM RD	C	20	40	Legal: KAEICHELE UNIT #1	
SPEC RD/BRIDGE	C	20	40	ETOCO LP	
SEALY ISD	C	20	40	AB 170 VITAL FLORES	
AUST CO ESD #2	C	20	40	RRC 218912	
AUSTIN CO PREC4	C	20	40		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000506 Royalty Interest	
HB1984: The Appraised value of \$40 in 2026 as compared to \$10 in 2021 is a 300.00% increase.				Category: G1	
				Railroad #: 218912	
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		
AUST CO ESD #2	20	20	20		
AUSTIN CO PREC4	20	20	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		70	50	Lease: 600657	Type: REAL Owner #: 506734
FM RD		70	50	Legal: KAEICHELE UNIT #6	
SPEC RD/BRIDGE		70	50	ETOCO LP	
SEALY ISD		70	50	AB 170 VITAL FLORES	
AUST CO ESD #2		70	50	RRC 227960	
AUSTIN CO PREC4		70	50		
HB1984: The Appraised value of \$50 in 2026 as compared to \$70 in 2021 is a 28.57% decrease.				.000506 Royalty Interest	
				Category: G1	
				Railroad #: 227960	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	0	50		
FM RD	60	0	50		
SPEC RD/BRIDGE	60	0	50		
SEALY ISD	60	0	50		
AUST CO ESD #2	60	0	50		
AUSTIN CO PREC4	60	0	50		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	180	100	Lease: 600667	Type: REAL Owner #: 506734
FM RD	C	180	100	Legal: KAEICHELE UNIT #3	
SPEC RD/BRIDGE	C	180	100	ETOCO LP	
SEALY ISD	C	180	100	AB 170 VITAL FLORES	
AUST CO ESD #2	C	180	100	RRC 180528	
AUSTIN CO PREC4	C	180	100		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000506 Royalty Interest	
HB1984: The Appraised value of \$100 in 2026 as compared to \$130 in 2021 is a 23.08% decrease.				Category: G1	
				Railroad #: 180528	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	70	30		
FM RD	20	70	30		
SPEC RD/BRIDGE	20	70	30		
SEALY ISD	20	70	30		
AUST CO ESD #2	20	70	30		
AUSTIN CO PREC4	20	70	30		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	350	180	1,010		
FM RD	350	180	1,010		
SPEC RD/BRIDGE	350	180	1,010		
SEALY ISD	350	180	1,010		
AUSTIN CO PREC4	350	160	700		
AUST CO ESD #2	350	180	1,010		
AUSTIN CO PREC3	0	330	0		