

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

YARUSSI MICHAEL F
5301 PRINCE LN
FLOWERMOUND TX 75022-8102



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: 506787 1374

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	2,680	2,000	Lease: 600511 Type: REAL Owner #: 506787
FM RD	2,680	2,000	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	2,680	2,000	JAMEX INC
SEALY ISD	2,680	2,000	AB 170 VITAL FLORES
AUSTIN CO PREC4	2,680	2,000	RRC 182509
AUST CO ESD #2	2,680	2,000	
HB1984: The Appraised value of \$2,000 in 2026 as compared to \$4,160 in 2021 is a 51.92% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,680	0	2,000
FM RD	2,680	0	2,000
SPEC RD/BRIDGE	2,680	0	2,000
SEALY ISD	2,680	0	2,000
AUSTIN CO PREC4	2,680	0	2,000
AUST CO ESD #2	2,680	0	2,000

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 640	820	Lease: 600512 Type: REAL Owner #: 506787
FM RD	C 640	820	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 640	820	JAMEX INC
SEALY ISD	C 640	820	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 640	820	RRC 184600
AUST CO ESD #2	C 640	820	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005366 Override Royalty
HB1984: The Appraised value of \$820 in 2026 as compared to \$240 in 2021 is a 241.67% increase.			Category: G1
			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	640	50	770
FM RD	640	50	770
SPEC RD/BRIDGE	640	50	770
SEALY ISD	640	50	770
AUSTIN CO PREC4	640	50	770
AUST CO ESD #2	640	50	770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,530	2,050	Lease: 600513 Type: REAL Owner #: 506787
FM RD	C 1,530	2,050	Legal: KAECHLE "170" W#2
SPEC RD/BRIDGE	C 1,530	2,050	JAMEX INC
SEALY ISD	C 1,530	2,050	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 1,530	2,050	RRC 184756
AUST CO ESD #2	C 1,530	2,050	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.009340 Override Royalty
HB1984: The Appraised value of \$2,050 in 2026 as compared to \$1,580 in 2021 is a 29.75% increase.			Category: G1
			Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,530	210	1,840
FM RD	1,530	210	1,840
SPEC RD/BRIDGE	1,530	210	1,840
SEALY ISD	1,530	210	1,840
AUSTIN CO PREC4	1,530	210	1,840
AUST CO ESD #2	1,530	210	1,840

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	11,720	14,020	Lease: 600521 Type: REAL Owner #: 506787
FM RD	11,720	14,020	Legal: REASER W#1
SPEC RD/BRIDGE	11,720	14,020	JAMEX INC
SEALY ISD	11,720	14,020	AB 170 VITAL FLORES
AUSTIN CO PREC4	11,720	14,020	RRC 187889 190573
AUST CO ESD #2	11,720	14,020	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.021935 Override Royalty
HB1984: The Appraised value of \$14,020 in 2026 as compared to \$14,790 in 2021 is a 5.21% decrease.			Category: G1
			Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	11,720	0	14,020
FM RD	11,720	0	14,020
SPEC RD/BRIDGE	11,720	0	14,020
SEALY ISD	11,720	0	14,020
AUSTIN CO PREC4	11,720	0	14,020
AUST CO ESD #2	11,720	0	14,020

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 780	1,860	Lease: 600528 Type: REAL Owner #: 506787
FM RD	C 780	1,860	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 780	1,860	JAMEX INC
SEALY ISD	C 780	1,860	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 780	1,860	RRC 193089
AUST CO ESD #2	C 780	1,860	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.009340 Override Royalty
HB1984: The Appraised value of \$1,860 in 2026 as compared to \$1,310 in 2021 is a 41.98% increase.			Category: G1
			Railroad #: 193089
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	780	920	940
FM RD	780	920	940
SPEC RD/BRIDGE	780	920	940
SEALY ISD	780	920	940
AUSTIN CO PREC4	780	920	940
AUST CO ESD #2	780	920	940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	9,770	8,770	Lease: 600531 Type: REAL Owner #: 506787
FM RD	9,770	8,770	Legal: REASER W#5
SPEC RD/BRIDGE	9,770	8,770	JAMEX INC
SEALY ISD	9,770	8,770	AB 170 VITAL FLORES
AUSTIN CO PREC4	9,770	8,770	RRC 1995677
AUST CO ESD #2	9,770	8,770	
HB1984: The Appraised value of \$8,770 in 2026 as compared to \$9,630 in 2021 is a 8.93% decrease.			.021935 Override Royalty
			Category: G1
			Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	9,770	0	8,770
FM RD	9,770	0	8,770
SPEC RD/BRIDGE	9,770	0	8,770
SEALY ISD	9,770	0	8,770
AUSTIN CO PREC4	9,770	0	8,770
AUST CO ESD #2	9,770	0	8,770

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 6,120	9,550	Lease: 600532 Type: REAL Owner #: 506787
FM RD	C 6,120	9,550	Legal: REASER W#4
SPEC RD/BRIDGE	C 6,120	9,550	JAMEX INC
SEALY ISD	C 6,120	9,550	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 6,120	9,550	RRC 194941
AUST CO ESD #2	C 6,120	9,550	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.021935 Override Royalty
HB1984: The Appraised value of \$9,550 in 2026 as compared to \$7,490 in 2021 is a 27.50% increase.			Category: G1
			Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,920	2,450	7,100
FM RD	5,920	2,450	7,100
SPEC RD/BRIDGE	5,920	2,450	7,100
SEALY ISD	5,920	2,450	7,100
AUSTIN CO PREC4	5,920	2,450	7,100
AUST CO ESD #2	5,920	2,450	7,100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,730	2,950	Lease: 600535 Type: REAL Owner #: 506787
FM RD	2,730	2,950	Legal: REASER W#6
SPEC RD/BRIDGE	2,730	2,950	JAMEX INC
SEALY ISD	2,730	2,950	AB 170 VITAL FLORES
AUSTIN CO PREC4	2,730	2,950	RRC 196877
AUST CO ESD #2	2,730	2,950	
HB1984: The Appraised value of \$2,950 in 2026 as compared to \$2,160 in 2021 is a 36.57% increase.			.021935 Override Royalty Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,730	0	2,950
FM RD	2,730	0	2,950
SPEC RD/BRIDGE	2,730	0	2,950
SEALY ISD	2,730	0	2,950
AUSTIN CO PREC4	2,730	0	2,950
AUST CO ESD #2	2,730	0	2,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		1,160	Lease: 600536 Type: REAL Owner #: 506787
FM RD		1,160	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		1,160	JAMEX INC
SEALY ISD		1,160	AB 170 VITAL FLORES
AUSTIN CO PREC4		1,160	RRC 197289
AUST CO ESD #2		1,160	
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$130 in 2021 is a 792.31% increase.			.017402 Override Royalty Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,160
FM RD	0	0	1,160
SPEC RD/BRIDGE	0	0	1,160
SEALY ISD	0	0	1,160
AUSTIN CO PREC4	0	0	1,160
AUST CO ESD #2	0	0	1,160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	7,210	5,750	Lease: 600547 Type: REAL Owner #: 506787
FM RD	7,210	5,750	Legal: REASER W#3
SPEC RD/BRIDGE	7,210	5,750	JAMEX INC
SEALY ISD	7,210	5,750	AB 170 VITAL FLORES
AUSTIN CO PREC4	7,210	5,750	RRC 192679
AUST CO ESD #2	7,210	5,750	
HB1984: The Appraised value of \$5,750 in 2026 as compared to \$10,110 in 2021 is a 43.13% decrease.			.021935 Override Royalty Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,210	0	5,750
FM RD	7,210	0	5,750
SPEC RD/BRIDGE	7,210	0	5,750
SEALY ISD	7,210	0	5,750
AUSTIN CO PREC4	7,210	0	5,750
AUST CO ESD #2	7,210	0	5,750

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	7,270	4,150	Lease: 600576 Type: REAL Owner #: 506787
FM RD	7,270	4,150	Legal: REASER W#7
SPEC RD/BRIDGE	7,270	4,150	JAMEX INC
SEALY ISD	7,270	4,150	AB 170 VITAL FLORES
AUSTIN CO PREC4	7,270	4,150	RRC 202603
AUST CO ESD #2	7,270	4,150	
			.021936 Override Royalty Category: G1 Railroad #: 202603
HB1984: The Appraised value of \$4,150 in 2026 as compared to \$9,670 in 2021 is a 57.08% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	7,270	0	4,150
FM RD	7,270	0	4,150
SPEC RD/BRIDGE	7,270	0	4,150
SEALY ISD	7,270	0	4,150
AUSTIN CO PREC4	7,270	0	4,150
AUST CO ESD #2	7,270	0	4,150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 350	840	Lease: 600590 Type: REAL Owner #: 506787
FM RD	C 350	840	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 350	840	JAMEX INC
SEALY ISD	C 350	840	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 350	840	RRC 202602
AUST CO ESD #2	C 350	840	
			.004646 Override Royalty Category: G1 Railroad #: 202602
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$840 in 2026 as compared to \$610 in 2021 is a 37.70% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	350	420	420
FM RD	350	420	420
SPEC RD/BRIDGE	350	420	420
SEALY ISD	350	420	420
AUSTIN CO PREC4	350	420	420
AUST CO ESD #2	350	420	420

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	2,520	1,690	Lease: 600657 Type: REAL Owner #: 506787
FM RD	2,520	1,690	Legal: KAEICHELE UNIT #6
SPEC RD/BRIDGE	2,520	1,690	ETOCO LP
SEALY ISD	2,520	1,690	AB 170 VITAL FLORES
AUST CO ESD #2	2,520	1,690	RRC 227960
AUSTIN CO PREC4	2,520	1,690	
			.018861 Override Royalty Category: G1 Railroad #: 227960
HB1984: The Appraised value of \$1,690 in 2026 as compared to \$2,520 in 2021 is a 32.94% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,380	0	1,690
FM RD	2,380	0	1,690
SPEC RD/BRIDGE	2,380	0	1,690
SEALY ISD	2,380	0	1,690
AUST CO ESD #2	2,380	0	1,690
AUSTIN CO PREC4	2,380	0	1,690

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	52,980	4,050	51,560		
FM RD	52,980	4,050	51,560		
SPEC RD/BRIDGE	52,980	4,050	51,560		
SEALY ISD	52,980	4,050	51,560		
AUSTIN CO PREC4	52,980	4,050	51,560		
AUST CO ESD #2	52,980	4,050	51,560		

