

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

GUITAR NANCY
%JAMEX INC
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: 506821 447

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	100	80	Lease: 600511 Type: REAL Owner #: 506821
FM RD	100	80	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	100	80	JAMEX INC
SEALY ISD	100	80	AB 170 VITAL FLORES
AUSTIN CO PREC4	100	80	RRC 182509
AUST CO ESD #2	100	80	
HB1984: The Appraised value of \$80 in 2026 as compared to \$160 in 2021 is a 50.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	80
FM RD	100	0	80
SPEC RD/BRIDGE	100	0	80
SEALY ISD	100	0	80
AUSTIN CO PREC4	100	0	80
AUST CO ESD #2	100	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 #: 506821
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	.000353 Royalty Interest Category: G1 Railroad #: 184756
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$80 in 2026 as compared to \$60 in 2021 is a 33.33% increase.			
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	780	940	Lease: 600521 Type: REAL Owner #: 506821
FM RD	780	940	Legal: REASER W#1
SPEC RD/BRIDGE	780	940	JAMEX INC
SEALY ISD	780	940	AB 170 VITAL FLORES
AUSTIN CO PREC4	780	940	RRC 187889 190573
AUST CO ESD #2	780	940	.001466 Royalty Interest Category: G1 Railroad #: 187889
HB1984: The Appraised value of \$940 in 2026 as compared to \$990 in 2021 is a 5.05% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	780	0	940
FM RD	780	0	940
SPEC RD/BRIDGE	780	0	940
SEALY ISD	780	0	940
AUSTIN CO PREC4	780	0	940
AUST CO ESD #2	780	0	940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30	70	Lease: 600528 Type: REAL Owner #: 506821
FM RD	C 30	70	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 30	70	JAMEX INC
SEALY ISD	C 30	70	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 30	70	RRC 193089
AUST CO ESD #2	C 30	70	.000353 Royalty Interest Category: G1 Railroad #: 193089
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	30	40
FM RD	30	30	40
SPEC RD/BRIDGE	30	30	40
SEALY ISD	30	30	40
AUSTIN CO PREC4	30	30	40
AUST CO ESD #2	30	30	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	210	Lease: 600530 Type: REAL Owner #: 506821
FM RD	200	210	Legal: REASER W#A1
SPEC RD/BRIDGE	200	210	JAMEX INC
SEALY ISD	200	210	AB 170 VITAL FLORES
AUSTIN CO PREC4	200	210	RRC 195683
AUST CO ESD #2	200	210	
HB1984: The Appraised value of \$210 in 2026 as compared to \$510 in 2021 is a 58.82% decrease.			.001338 Royalty Interest Category: G1 Railroad #: 195683
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	650	590	Lease: 600531 Type: REAL Owner #: 506821
FM RD	650	590	Legal: REASER W#5
SPEC RD/BRIDGE	650	590	JAMEX INC
SEALY ISD	650	590	AB 170 VITAL FLORES
AUSTIN CO PREC4	650	590	RRC 1995677
AUST CO ESD #2	650	590	
HB1984: The Appraised value of \$590 in 2026 as compared to \$640 in 2021 is a 7.81% decrease.			.001466 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	650	0	590
FM RD	650	0	590
SPEC RD/BRIDGE	650	0	590
SEALY ISD	650	0	590
AUSTIN CO PREC4	650	0	590
AUST CO ESD #2	650	0	590

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 410	640	Lease: 600532 Type: REAL Owner #: 506821
FM RD	C 410	640	Legal: REASER W#4
SPEC RD/BRIDGE	C 410	640	JAMEX INC
SEALY ISD	C 410	640	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 410	640	RRC 194941
AUST CO ESD #2	C 410	640	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$640 in 2026 as compared to \$500 in 2021 is a 28.00% increase.			.001466 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	160	480
FM RD	400	160	480
SPEC RD/BRIDGE	400	160	480
SEALY ISD	400	160	480
AUSTIN CO PREC4	400	160	480
AUST CO ESD #2	400	160	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	180	200	Lease: 600535 Type: REAL Owner #: 506821
FM RD	180	200	Legal: REASER W#6
SPEC RD/BRIDGE	180	200	JAMEX INC
SEALY ISD	180	200	AB 170 VITAL FLORES
AUSTIN CO PREC4	180	200	RRC 196877
AUST CO ESD #2	180	200	
HB1984: The Appraised value of \$200 in 2026 as compared to \$140 in 2021 is a 42.86% increase.			.001466 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	200
FM RD	180	0	200
SPEC RD/BRIDGE	180	0	200
SEALY ISD	180	0	200
AUSTIN CO PREC4	180	0	200
AUST CO ESD #2	180	0	200

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		160	Lease: 600536 Type: REAL Owner #: 506821
FM RD		160	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		160	JAMEX INC
SEALY ISD		160	AB 170 VITAL FLORES
AUSTIN CO PREC4		160	RRC 197289
AUST CO ESD #2		160	
HB1984: The Appraised value of \$160 in 2026 as compared to \$20 in 2021 is a 700.00% increase.			.002469 Royalty Interest Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	160
FM RD	0	0	160
SPEC RD/BRIDGE	0	0	160
SEALY ISD	0	0	160
AUSTIN CO PREC4	0	0	160
AUST CO ESD #2	0	0	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	480	380	Lease: 600547 Type: REAL Owner #: 506821
FM RD	480	380	Legal: REASER W#3
SPEC RD/BRIDGE	480	380	JAMEX INC
SEALY ISD	480	380	AB 170 VITAL FLORES
AUSTIN CO PREC4	480	380	RRC 192679
AUST CO ESD #2	480	380	
HB1984: The Appraised value of \$380 in 2026 as compared to \$680 in 2021 is a 44.12% decrease.			.001466 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	0	380
FM RD	480	0	380
SPEC RD/BRIDGE	480	0	380
SEALY ISD	480	0	380
AUSTIN CO PREC4	480	0	380
AUST CO ESD #2	480	0	380

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		490	280	Lease: 600576 Type: REAL Owner #: 506821	
FM RD		490	280	Legal: REASER W#7	
SPEC RD/BRIDGE		490	280	JAMEX INC	
SEALY ISD		490	280	AB 170 VITAL FLORES	
AUSTIN CO PREC4		490	280	RRC 202603	
AUST CO ESD #2		490	280		
				.001466 Royalty Interest	
				Category: G1	
				Railroad #: 202603	
HB1984: The Appraised value of \$280 in 2026			as compared to \$650 in 2021 is a 56.92% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	490	0	280		
FM RD	490	0	280		
SPEC RD/BRIDGE	490	0	280		
SEALY ISD	490	0	280		
AUSTIN CO PREC4	490	0	280		
AUST CO ESD #2	490	0	280		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,370	200	3,430		
FM RD	3,370	200	3,430		
SPEC RD/BRIDGE	3,370	200	3,430		
SEALY ISD	3,370	200	3,430		
AUSTIN CO PREC4	3,370	200	3,430		
AUST CO ESD #2	3,370	200	3,430		

