

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

HINTZ CAROLYN FAYE
PO BOX 1377
SEALY TX 77474-1377

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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: 506841 523

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		1,320	Lease: 600591 Type: REAL Owner #: 506841
FM RD		1,320	Legal: HINTZ ESTATE WH1
SPEC RD/BRIDGE		1,320	MAGNUM PRODUCING LP
SEALY ISD		1,320	AB 364 G T ALLEN SUR
AUSTIN CO PREC3		990	RRC 199834
AUSTIN CO PREC4		330	
AUST CO ESD #2		1,320	.012395 Royalty Interest
HB1984: The Appraised value of \$1,320 in 2026 as compared to \$1,030 in 2021 is a 28.16% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,320
FM RD	0	0	1,320
SPEC RD/BRIDGE	0	0	1,320
SEALY ISD	0	0	1,320
AUSTIN CO PREC3	0	0	990
AUSTIN CO PREC4	0	0	330
AUST CO ESD #2	0	0	1,320

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	6,070	16,020	Lease: 600638	Type: REAL Owner #: 506841
SEALY ISD	C	6,070	16,020	Legal: HINTZ ESTATE A W#1	
AUST CO ESD #2	C	6,070	16,020	MAGNUM PRODUCING LP	
FM RD	C	6,070	16,020	AB 364 H&TC RR CO	
SPEC RD/BRIDGE	C	6,070	16,020	RRC 217825	
AUSTIN CO PREC3	C	4,550	12,020		
AUSTIN CO PREC4	C	1,520	4,010	.043358 Royalty Interest	
				Category: G1	
				Railroad #:	217825
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$16,020 in 2026 as compared to \$1,960 in 2021 is a 717.35% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	6,070	8,740	7,280		
SEALY ISD	6,070	8,740	7,280		
AUST CO ESD #2	6,070	8,740	7,280		
FM RD	6,070	8,740	7,280		
SPEC RD/BRIDGE	6,070	8,740	7,280		
AUSTIN CO PREC3	4,550	6,560	5,460		
AUSTIN CO PREC4	1,520	2,190	1,820		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,070	8,740	8,600		
FM RD	6,070	8,740	8,600		
SPEC RD/BRIDGE	6,070	8,740	8,600		
SEALY ISD	6,070	8,740	8,600		
AUSTIN CO PREC3	4,550	6,560	6,450		
AUSTIN CO PREC4	1,520	2,190	2,150		
AUST CO ESD #2	6,070	8,740	8,600		