

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

SHRINERS HOSPITALS FOR CHILDREN
% LERETA LLC
901 CORPORATE CENTER DRIVE
POMONA CA 91768

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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:	507020 1117
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 810	980	Lease: 600529 Type: REAL Owner #: 507020
FM RD	C 810	980	Legal: SCHAEER #1
SPEC RD/BRIDGE	C 810	980	ETOCO LP
SEALY ISD	C 810	980	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 810	980	RRC 195495
AUST CO ESD #2	C 810	980	Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002441 Royalty Interest
HB1984: The Appraised value of \$980 in 2026 as compared to \$460 in 2021 is a 113.04% increase.			Category: G1
			Railroad #: 195495
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	810	10	970
FM RD	810	10	970
SPEC RD/BRIDGE	810	10	970
SEALY ISD	810	10	970
AUSTIN CO PREC4	810	10	970
AUST CO ESD #2	810	10	970

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 500	710	Lease: 600549 Type: REAL Owner #: 507020
FM RD	C 500	710	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 500	710	ETOCO LP
SEALY ISD	C 500	710	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 500	710	RRC 196881
AUST CO ESD #2	C 500	710	Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002441 Royalty Interest
HB1984: The Appraised value of \$710 in 2026 as compared to \$700 in 2021 is a 1.43% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	500	110	600
FM RD	500	110	600
SPEC RD/BRIDGE	500	110	600
SEALY ISD	500	110	600
AUSTIN CO PREC4	500	110	600
AUST CO ESD #2	500	110	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 190	370	Lease: 600589 Type: REAL Owner #: 507020
FM RD	C 190	370	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 190	370	ETOCO LP
SEALY ISD	C 190	370	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 190	370	RRC 202608
AUST CO ESD #2	C 190	370	Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002441 Royalty Interest
HB1984: The Appraised value of \$370 in 2026 as compared to \$500 in 2021 is a 26.00% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	140	230
FM RD	190	140	230
SPEC RD/BRIDGE	190	140	230
SEALY ISD	190	140	230
AUSTIN CO PREC4	190	140	230
AUST CO ESD #2	190	140	230

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,500	260	1,800		
FM RD	1,500	260	1,800		
SPEC RD/BRIDGE	1,500	260	1,800		
SEALY ISD	1,500	260	1,800		
AUSTIN CO PREC4	1,500	260	1,800		
AUST CO ESD #2	1,500	260	1,800		