

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

CATURANI BRUCE ERIC
7707 CANDELA CT
HOUSTON TX 77083-3674



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:	507041 160
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		1,280	Lease: 600677 Type: REAL Owner #: 507041
FM RD		1,280	Legal: KATHY
SPEC RD/BRIDGE		1,280	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		1,280	AB 72 NEWMAN J
SEALY ISD		1,280	RRC 24549
AUST CO ESD #1		1,280	
AUSTIN CO PREC4		1,280	.002331 Royalty Interest
HB1984: The Appraised value of \$1,280 in 2026 as compared to \$1,000 in 2021 is a 28.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,280
FM RD	0	0	1,280
SPEC RD/BRIDGE	0	0	1,280
CTY BRAZOS CTRY	0	0	1,280
SEALY ISD	0	0	1,280
AUST CO ESD #1	0	0	1,280
AUSTIN CO PREC4	0	0	1,280

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 FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4		350 350 350 350 350 350 350	Lease: 600677 Type: REAL Owner #: 507041 Legal: KATHY GEOSOUTHERN ENERGY AB 72 NEWMAN J RRC 24549 .000636 Override Royalty Category: G1 Railroad #: 24549
HB1984: The Appraised value of \$350 in 2026 as compared to \$270 in 2021 is a 29.63% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4	0 0 0 0 0 0 0	0 0 0 0 0 0 0	350 350 350 350 350 350 350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4		610 610 610 610 610 610 610	Lease: 600690 Type: REAL Owner #: 507041 Legal: KATHY #6 GEOSOUTHERN ENERGY AB 72 NEWMAN J RRC 24649 .002221 Royalty Interest Category: G1 Railroad #: 24649
HB1984: The Appraised value of \$610 in 2026 as compared to \$230 in 2021 is a 165.22% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4	0 0 0 0 0 0 0	0 0 0 0 0 0 0	610 610 610 610 610 610 610

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4		180 180 180 180 180 180 180	Lease: 600690 Type: REAL Owner #: 507041 Legal: KATHY #6 GEOSOUTHERN ENERGY AB 72 NEWMAN J RRC 24649 .000636 Override Royalty Category: G1 Railroad #: 24649
HB1984: The Appraised value of \$180 in 2026 as compared to \$70 in 2021 is a 157.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4	0 0 0 0 0 0 0	0 0 0 0 0 0 0	180 180 180 180 180 180 180

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4	0 0 0 0 0 0 0	0 0 0 0 0 0 0	2,420 2,420 2,420 2,420 2,420 2,420 2,420		