

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

HOUSTON KAREN
PO BOX 676
BELLVILLE TX 77418-0676



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: 507483 539

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	590	700	Lease: 600521 Type: REAL Owner #: 507483
FM RD	590	700	Legal: REASER WH1
SPEC RD/BRIDGE	590	700	JAMEX INC
SEALY ISD	590	700	AB 170 VITAL FLORES
AUSTIN CO PREC4	590	700	RRC 187889 190573
AUST CO ESD #2	590	700	
HB1984: The Appraised value of \$700 in 2026 as compared to \$740 in 2021 is a 5.41% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	700
FM RD	590	0	700
SPEC RD/BRIDGE	590	0	700
SEALY ISD	590	0	700
AUSTIN CO PREC4	590	0	700
AUST CO ESD #2	590	0	700

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	490	440	Lease: 600531 Type: REAL Owner #: 507483
FM RD	490	440	Legal: REASER W#5
SPEC RD/BRIDGE	490	440	JAMEX INC
SEALY ISD	490	440	AB 170 VITAL FLORES
AUSTIN CO PREC4	490	440	RRC 1995677
AUST CO ESD #2	490	440	
HB1984: The Appraised value of \$440 in 2026 as compared to \$480 in 2021 is a 8.33% decrease.			.001100 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	490	0	440
FM RD	490	0	440
SPEC RD/BRIDGE	490	0	440
SEALY ISD	490	0	440
AUSTIN CO PREC4	490	0	440
AUST CO ESD #2	490	0	440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 310	480	Lease: 600532 Type: REAL Owner #: 507483
FM RD	C 310	480	Legal: REASER W#4
SPEC RD/BRIDGE	C 310	480	JAMEX INC
SEALY ISD	C 310	480	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 310	480	RRC 194941
AUST CO ESD #2	C 310	480	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$480 in 2026 as compared to \$380 in 2021 is a 26.32% increase.			.001100 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	120	360
FM RD	300	120	360
SPEC RD/BRIDGE	300	120	360
SEALY ISD	300	120	360
AUSTIN CO PREC4	300	120	360
AUST CO ESD #2	300	120	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	150	Lease: 600535 Type: REAL Owner #: 507483
FM RD	140	150	Legal: REASER W#6
SPEC RD/BRIDGE	140	150	JAMEX INC
SEALY ISD	140	150	AB 170 VITAL FLORES
AUSTIN CO PREC4	140	150	RRC 196877
AUST CO ESD #2	140	150	
HB1984: The Appraised value of \$150 in 2026 as compared to \$110 in 2021 is a 36.36% increase.			.001100 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	140	0	150
FM RD	140	0	150
SPEC RD/BRIDGE	140	0	150
SEALY ISD	140	0	150
AUSTIN CO PREC4	140	0	150
AUST CO ESD #2	140	0	150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		10 10 10 10 10 10	Lease: 600536 Type: REAL Owner #: 507483 Legal: BECKENDORFF W#2 JAMEX INC AB 170 VITAL FLORES RRC 197289 .000117 Royalty Interest Category: G1 Railroad #: 197289		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	10 10 10 10 10 10		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 HB1984: The Appraised value of \$290 in 2026 as compared to	360 360 360 360 360 360	290 290 290 290 290 290	Lease: 600547 Type: REAL Owner #: 507483 Legal: REASER W#3 JAMEX INC AB 170 VITAL FLORES RRC 192679 .001100 Royalty Interest Category: G1 Railroad #: 192679		
			\$510 in 2021 is a 43.14% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	360 360 360 360 360 360	0 0 0 0 0 0	290 290 290 290 290 290		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 HB1984: The Appraised value of \$210 in 2026 as compared to	360 360 360 360 360 360	210 210 210 210 210 210	Lease: 600576 Type: REAL Owner #: 507483 Legal: REASER W#7 JAMEX INC AB 170 VITAL FLORES RRC 202603 .001100 Royalty Interest Category: G1 Railroad #: 202603		
			\$490 in 2021 is a 57.14% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	360 360 360 360 360 360	0 0 0 0 0 0	210 210 210 210 210 210		

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 SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	2,240 2,240 2,240 2,240 2,240 2,240	120 120 120 120 120 120	2,160 2,160 2,160 2,160 2,160 2,160		

