

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

YARUSSI JOYCE A
5301 PRINCE LN
FLOWER MOUND TX 75022-8102



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:	507593 1373
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		4,010	4,090	Lease: 600530 Type: REAL Owner #: 507593		
FM RD		4,010	4,090	Legal: REASER W#A1		
SPEC RD/BRIDGE		4,010	4,090	JAMEX INC		
SEALY ISD		4,010	4,090	AB 170 VITAL FLORES		
AUSTIN CO PREC4		4,010	4,090	RRC 195683		
AUST CO ESD #2		4,010	4,090			
				.026586 Override Royalty		
				Category: G1		
				Railroad #: 195683		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		4,010	0	4,090		
FM RD		4,010	0	4,090		
SPEC RD/BRIDGE		4,010	0	4,090		
SEALY ISD		4,010	0	4,090		
AUSTIN CO PREC4		4,010	0	4,090		
AUST CO ESD #2		4,010	0	4,090		

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	1,190	370	Lease: 600643 Type: REAL Owner #: 507593
FM RD	1,190	370	Legal: CRANZ TRUST 834 W#1
SPEC RD/BRIDGE	1,190	370	JAMEX INC
BELLVILLE ISD G	1,190	370	AB 170 FLORES V
BELLVILLE HOSP G	1,190	370	RRC 217827
AUSTIN CO PREC4	1,190	370	
Deductions: (G)=LESS THAN \$500 MIN INT			.002868 Override Royalty
HB1984: The Appraised value of \$370 in 2026 as compared to			\$870 in 2021 is a 57.47% decrease.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,190	0	370
FM RD	1,190	0	370
SPEC RD/BRIDGE	1,190	0	370
BELLVILLE ISD	0	370	0
BELLVILLE HOSP	0	370	0
AUSTIN CO PREC4	1,190	0	370

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	5,200	0	4,460
FM RD	5,200	0	4,460
SPEC RD/BRIDGE	5,200	0	4,460
SEALY ISD	4,010	0	4,090
AUSTIN CO PREC4	5,200	0	4,460
AUST CO ESD #2	4,010	0	4,090
BELLVILLE ISD	0	370	0
BELLVILLE HOSP	0	370	0