

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

BUBELA ALEX
11779 HIGHWAY 71 SOUTH
EL CAMPO TX 77437

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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: 507717 132

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	1,230	1,480	Lease: 600529 Type: REAL Owner #: 507717
FM RD	1,230	1,480	Legal: SCHAER #1
SPEC RD/BRIDGE	1,230	1,480	ETOCO LP
SEALY ISD	1,230	1,480	AB 414 ROSA ARCHER
AUSTIN CO PREC4	1,230	1,480	RRC 195495
AUST CO ESD #2	1,230	1,480	
HB1984: The Appraised value of \$1,480 in 2026 as compared to \$700 in 2021 is a 111.43% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,230	0	1,480
FM RD	1,230	0	1,480
SPEC RD/BRIDGE	1,230	0	1,480
SEALY ISD	1,230	0	1,480
AUSTIN CO PREC4	1,230	0	1,480
AUST CO ESD #2	1,230	0	1,480

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 760	1,070	Lease: 600549 Type: REAL Owner #: 507717
FM RD	C 760	1,070	Legal: SCHAEER #2
SPEC RD/BRIDGE	C 760	1,070	ETOCO LP
SEALY ISD	C 760	1,070	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 760	1,070	RRC 196881
AUST CO ESD #2	C 760	1,070	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003692 Royalty Interest
HB1984: The Appraised value of \$1,070 in 2026 as compared to \$1,060 in 2021 is a .94% increase.			Category: G1
			Railroad #: 196881
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	760	160	910
FM RD	760	160	910
SPEC RD/BRIDGE	760	160	910
SEALY ISD	760	160	910
AUSTIN CO PREC4	760	160	910
AUST CO ESD #2	760	160	910

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 280	560	Lease: 600589 Type: REAL Owner #: 507717
FM RD	C 280	560	Legal: SCHAEER #4
SPEC RD/BRIDGE	C 280	560	ETOCO LP
SEALY ISD	C 280	560	AB 414 ROSA ARCHER
AUSTIN CO PREC4	C 280	560	RRC 202608
AUST CO ESD #2	C 280	560	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003692 Royalty Interest
HB1984: The Appraised value of \$560 in 2026 as compared to \$750 in 2021 is a 25.33% decrease.			Category: G1
			Railroad #: 202608
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	280	220	340
FM RD	280	220	340
SPEC RD/BRIDGE	280	220	340
SEALY ISD	280	220	340
AUSTIN CO PREC4	280	220	340
AUST CO ESD #2	280	220	340

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	50	Lease: 600590 Type: REAL Owner #: 507717
FM RD	C 20	50	Legal: SCHNEIDER W#2
SPEC RD/BRIDGE	C 20	50	JAMEX INC
SEALY ISD	C 20	50	AB 238 H & TC RR CO SUR
AUSTIN CO PREC4	C 20	50	RRC 202602
AUST CO ESD #2	C 20	50	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000253 Royalty Interest
HB1984: The Appraised value of \$50 in 2026 as compared to \$30 in 2021 is a 66.67% increase.			Category: G1
			Railroad #: 202602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	30	20
FM RD	20	30	20
SPEC RD/BRIDGE	20	30	20
SEALY ISD	20	30	20
AUSTIN CO PREC4	20	30	20
AUST CO ESD #2	20	30	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,290	410	2,750		
FM RD	2,290	410	2,750		
SPEC RD/BRIDGE	2,290	410	2,750		
SEALY ISD	2,290	410	2,750		
AUSTIN CO PREC4	2,290	410	2,750		
AUST CO ESD #2	2,290	410	2,750		

