

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

KAECHLE RANCH LP
PO BOX 276
WALLIS TX 77485-0276



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: 507782 621

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	47,750	35,600	Lease: 600511 Type: REAL Owner #: 507782
FM RD	47,750	35,600	Legal: KAECHLE "170" W#1
SPEC RD/BRIDGE	47,750	35,600	JAMEX INC
SEALY ISD	47,750	35,600	AB 170 VITAL FLORES
AUSTIN CO PREC4	47,750	35,600	RRC 182509
AUST CO ESD #2	47,750	35,600	
HB1984: The Appraised value of \$35,600 in 2026 as compared to \$74,160 in 2021 is a 52.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	47,750	0	35,600
FM RD	47,750	0	35,600
SPEC RD/BRIDGE	47,750	0	35,600
SEALY ISD	47,750	0	35,600
AUSTIN CO PREC4	47,750	0	35,600
AUST CO ESD #2	47,750	0	35,600

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	27,260	36,590	Lease: 600513	Type: REAL Owner #: 507782
FM RD	C	27,260	36,590	Legal: KAEICHELE "170" W#2	
SPEC RD/BRIDGE	C	27,260	36,590	JAMEX INC	
SEALY ISD	C	27,260	36,590	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	27,260	36,590	RRC 184756	
AUST CO ESD #2	C	27,260	36,590		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.166667 Royalty Interest	
HB1984: The Appraised value of \$36,590 in 2026 as compared				Category: G1	
				Railroad #: 184756	
				to \$28,170 in 2021 is a 29.89% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	27,260	3,880	32,710		
FM RD	27,260	3,880	32,710		
SPEC RD/BRIDGE	27,260	3,880	32,710		
SEALY ISD	27,260	3,880	32,710		
AUSTIN CO PREC4	27,260	3,880	32,710		
AUST CO ESD #2	27,260	3,880	32,710		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		23,800	28,470	Lease: 600521	Type: REAL Owner #: 507782
FM RD		23,800	28,470	Legal: REASER W#1	
SPEC RD/BRIDGE		23,800	28,470	JAMEX INC	
SEALY ISD		23,800	28,470	AB 170 VITAL FLORES	
AUSTIN CO PREC4		23,800	28,470	RRC 187889 190573	
AUST CO ESD #2		23,800	28,470		
HB1984: The Appraised value of \$28,470 in 2026 as compared				.044554 Royalty Interest	
				Category: G1	
				Railroad #: 187889	
				to \$30,030 in 2021 is a 5.19% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	23,800	0	28,470		
FM RD	23,800	0	28,470		
SPEC RD/BRIDGE	23,800	0	28,470		
SEALY ISD	23,800	0	28,470		
AUSTIN CO PREC4	23,800	0	28,470		
AUST CO ESD #2	23,800	0	28,470		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	13,850	33,120	Lease: 600528	Type: REAL Owner #: 507782
FM RD	C	13,850	33,120	Legal: KAEICHELE "170" W#3	
SPEC RD/BRIDGE	C	13,850	33,120	JAMEX INC	
SEALY ISD	C	13,850	33,120	AB 170 VITAL FLORES	
AUSTIN CO PREC4	C	13,850	33,120	RRC 193089	
AUST CO ESD #2	C	13,850	33,120		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.166667 Royalty Interest	
HB1984: The Appraised value of \$33,120 in 2026 as compared				Category: G1	
				Railroad #: 193089	
				to \$23,310 in 2021 is a 42.08% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	13,850	16,500	16,620		
FM RD	13,850	16,500	16,620		
SPEC RD/BRIDGE	13,850	16,500	16,620		
SEALY ISD	13,850	16,500	16,620		
AUSTIN CO PREC4	13,850	16,500	16,620		
AUST CO ESD #2	13,850	16,500	16,620		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	19,850	17,820	Lease: 600531 Type: REAL Owner #: 507782
FM RD	19,850	17,820	Legal: REASER W#5
SPEC RD/BRIDGE	19,850	17,820	JAMEX INC
SEALY ISD	19,850	17,820	AB 170 VITAL FLORES
AUSTIN CO PREC4	19,850	17,820	RRC 1995677
AUST CO ESD #2	19,850	17,820	
.044554 Royalty Interest Category: G1 Railroad #: 195677			
HB1984: The Appraised value of \$17,820 in 2026 as compared to \$19,550 in 2021 is a 8.85% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	19,850	0	17,820
FM RD	19,850	0	17,820
SPEC RD/BRIDGE	19,850	0	17,820
SEALY ISD	19,850	0	17,820
AUSTIN CO PREC4	19,850	0	17,820
AUST CO ESD #2	19,850	0	17,820

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 12,430	19,400	Lease: 600532 Type: REAL Owner #: 507782
FM RD	C 12,430	19,400	Legal: REASER W#4
SPEC RD/BRIDGE	C 12,430	19,400	JAMEX INC
SEALY ISD	C 12,430	19,400	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 12,430	19,400	RRC 194941
AUST CO ESD #2	C 12,430	19,400	
.044554 Royalty Interest Category: G1 Railroad #: 194941			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$19,400 in 2026 as compared to \$15,220 in 2021 is a 27.46% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,020	4,970	14,430
FM RD	12,020	4,970	14,430
SPEC RD/BRIDGE	12,020	4,970	14,430
SEALY ISD	12,020	4,970	14,430
AUSTIN CO PREC4	12,020	4,970	14,430
AUST CO ESD #2	12,020	4,970	14,430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	5,550	6,000	Lease: 600535 Type: REAL Owner #: 507782
FM RD	5,550	6,000	Legal: REASER W#6
SPEC RD/BRIDGE	5,550	6,000	JAMEX INC
SEALY ISD	5,550	6,000	AB 170 VITAL FLORES
AUSTIN CO PREC4	5,550	6,000	RRC 196877
AUST CO ESD #2	5,550	6,000	
.044554 Royalty Interest Category: G1 Railroad #: 196877			
HB1984: The Appraised value of \$6,000 in 2026 as compared to \$4,380 in 2021 is a 36.99% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,550	0	6,000
FM RD	5,550	0	6,000
SPEC RD/BRIDGE	5,550	0	6,000
SEALY ISD	5,550	0	6,000
AUSTIN CO PREC4	5,550	0	6,000
AUST CO ESD #2	5,550	0	6,000

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2		140 140 140 140 140 140	Lease: 600536 Type: REAL Owner #: 507782 Legal: BECKENDORFF W#2 JAMEX INC AB 170 VITAL FLORES RRC 197289 .002077 Royalty Interest Category: G1 Railroad #: 197289
HB1984: The Appraised value of \$140 in 2026 as compared to \$20 in 2021 is a 600.00% increase.			
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	140 140 140 140 140 140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	14,640 14,640 14,640 14,640 14,640 14,640	11,670 11,670 11,670 11,670 11,670 11,670	Lease: 600547 Type: REAL Owner #: 507782 Legal: REASER W#3 JAMEX INC AB 170 VITAL FLORES RRC 192679 .044554 Royalty Interest Category: G1 Railroad #: 192679
HB1984: The Appraised value of \$11,670 in 2026 as compared to \$20,540 in 2021 is a 43.18% 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	14,640 14,640 14,640 14,640 14,640 14,640	0 0 0 0 0 0	11,670 11,670 11,670 11,670 11,670 11,670

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	14,760 14,760 14,760 14,760 14,760 14,760	8,440 8,440 8,440 8,440 8,440 8,440	Lease: 600576 Type: REAL Owner #: 507782 Legal: REASER W#7 JAMEX INC AB 170 VITAL FLORES RRC 202603 .044554 Royalty Interest Category: G1 Railroad #: 202603
HB1984: The Appraised value of \$8,440 in 2026 as compared to \$19,630 in 2021 is a 57.00% 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	14,760 14,760 14,760 14,760 14,760 14,760	0 0 0 0 0 0	8,440 8,440 8,440 8,440 8,440 8,440

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,300	9,710	Lease: 600644 Type: REAL Owner #: 507782
FM RD	C 3,300	9,710	Legal: KAECHLE UNIT #1
SPEC RD/BRIDGE	C 3,300	9,710	ETOCO LP
SEALY ISD	C 3,300	9,710	AB 170 VITAL FLORES
AUST CO ESD #2	C 3,300	9,710	RRC 218912
AUSTIN CO PREC4	C 3,300	9,710	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.112866 Royalty Interest
HB1984: The Appraised value of \$9,710 in 2026 as compared to \$1,690 in 2021 is a 474.56% increase.			Category: G1
			Railroad #: 218912
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,300	5,750	3,960
FM RD	3,300	5,750	3,960
SPEC RD/BRIDGE	3,300	5,750	3,960
SEALY ISD	3,300	5,750	3,960
AUST CO ESD #2	3,300	5,750	3,960
AUSTIN CO PREC4	3,300	5,750	3,960

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	15,110	10,140	Lease: 600657 Type: REAL Owner #: 507782
FM RD	15,110	10,140	Legal: KAECHLE UNIT #6
SPEC RD/BRIDGE	15,110	10,140	ETOCO LP
SEALY ISD	15,110	10,140	AB 170 VITAL FLORES
AUST CO ESD #2	15,110	10,140	RRC 227960
AUSTIN CO PREC4	15,110	10,140	
HB1984: The Appraised value of \$10,140 in 2026 as compared to \$15,070 in 2021 is a 32.71% decrease.			.112866 Royalty Interest
			Category: G1
			Railroad #: 227960
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	14,200	0	10,140
FM RD	14,200	0	10,140
SPEC RD/BRIDGE	14,200	0	10,140
SEALY ISD	14,200	0	10,140
AUST CO ESD #2	14,200	0	10,140
AUSTIN CO PREC4	14,200	0	10,140

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	196,980	31,100	186,000		
FM RD	196,980	31,100	186,000		
SPEC RD/BRIDGE	196,980	31,100	186,000		
SEALY ISD	196,980	31,100	186,000		
AUSTIN CO PREC4	196,980	31,100	186,000		
AUST CO ESD #2	196,980	31,100	186,000		

