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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: 507811 262
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	70	50	Lease: 600511 Type: REAL Owner #: 507811		
FM RD	70	50	Legal: KAEICHELE "170" W#1		
SPEC RD/BRIDGE	70	50	JAMEX INC		
SEALY ISD	70	50	AB 170 VITAL FLORES		
AUSTIN CO PREC4	70	50	RRC 182509		
AUST CO ESD #2	70	50	.000236 Royalty Interest		
			Category: G1		
			Railroad #: 182509		
HB1984: The Appraised value of \$50 in 2026 as compared to \$110 in 2021 is a 54.55% decrease.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	50		
FM RD	70	0	50		
SPEC RD/BRIDGE	70	0	50		
SEALY ISD	70	0	50		
AUSTIN CO PREC4	70	0	50		
AUST CO ESD #2	70	0	50		

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, beginngg 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	40	50	Lease: 600513 Type: REAL Owner #: 507811
FM RD	40	50	Legal: KAECHLE "170" W#2
SPEC RD/BRIDGE	40	50	JAMEX INC
SEALY ISD	40	50	AB 170 VITAL FLORES
AUSTIN CO PREC4	40	50	RRC 184756
AUST CO ESD #2	40	50	
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.			.000235 Royalty Interest Category: G1 Railroad #: 184756
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	50
FM RD	40	0	50
SPEC RD/BRIDGE	40	0	50
SEALY ISD	40	0	50
AUSTIN CO PREC4	40	0	50
AUST CO ESD #2	40	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	520	620	Lease: 600521 Type: REAL Owner #: 507811
FM RD	520	620	Legal: REASER W#1
SPEC RD/BRIDGE	520	620	JAMEX INC
SEALY ISD	520	620	AB 170 VITAL FLORES
AUSTIN CO PREC4	520	620	RRC 187889 190573
AUST CO ESD #2	520	620	
HB1984: The Appraised value of \$620 in 2026 as compared to \$660 in 2021 is a 6.06% decrease.			.000977 Royalty Interest Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	0	620
FM RD	520	0	620
SPEC RD/BRIDGE	520	0	620
SEALY ISD	520	0	620
AUSTIN CO PREC4	520	0	620
AUST CO ESD #2	520	0	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	50	Lease: 600528 Type: REAL Owner #: 507811
FM RD	C 20	50	Legal: KAECHLE "170" W#3
SPEC RD/BRIDGE	C 20	50	JAMEX INC
SEALY ISD	C 20	50	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 20	50	RRC 193089
AUST CO ESD #2	C 20	50	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$50 in 2026 as compared to \$30 in 2021 is a 66.67% increase.			.000236 Royalty Interest Category: G1 Railroad #: 193089
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

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	380	390	Lease: 600530 Type: REAL Owner #: 507811
FM RD	380	390	Legal: REASER W#A1
SPEC RD/BRIDGE	380	390	JAMEX INC
SEALY ISD	380	390	AB 170 VITAL FLORES
AUSTIN CO PREC4	380	390	RRC 195683
AUST CO ESD #2	380	390	
HB1984: The Appraised value of \$390 in 2026 as compared to \$340 in 2021 is a 14.71% increase.			.002531 Royalty Interest Category: G1 Railroad #: 195683
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	380	0	390
FM RD	380	0	390
SPEC RD/BRIDGE	380	0	390
SEALY ISD	380	0	390
AUSTIN CO PREC4	380	0	390
AUST CO ESD #2	380	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	440	390	Lease: 600531 Type: REAL Owner #: 507811
FM RD	440	390	Legal: REASER W#5
SPEC RD/BRIDGE	440	390	JAMEX INC
SEALY ISD	440	390	AB 170 VITAL FLORES
AUSTIN CO PREC4	440	390	RRC 1995677
AUST CO ESD #2	440	390	
HB1984: The Appraised value of \$390 in 2026 as compared to \$430 in 2021 is a 9.30% decrease.			.000976 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	0	390
FM RD	440	0	390
SPEC RD/BRIDGE	440	0	390
SEALY ISD	440	0	390
AUSTIN CO PREC4	440	0	390
AUST CO ESD #2	440	0	390

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 270	430	Lease: 600532 Type: REAL Owner #: 507811
FM RD	C 270	430	Legal: REASER W#4
SPEC RD/BRIDGE	C 270	430	JAMEX INC
SEALY ISD	C 270	430	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 270	430	RRC 194941
AUST CO ESD #2	C 270	430	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$430 in 2026 as compared to \$330 in 2021 is a 30.30% increase.			.000976 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	110	320
FM RD	260	110	320
SPEC RD/BRIDGE	260	110	320
SEALY ISD	260	110	320
AUSTIN CO PREC4	260	110	320
AUST CO ESD #2	260	110	320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	130	Lease: 600535 Type: REAL Owner #: 507811
FM RD	120	130	Legal: REASER W#6
SPEC RD/BRIDGE	120	130	JAMEX INC
SEALY ISD	120	130	AB 170 VITAL FLORES
AUSTIN CO PREC4	120	130	RRC 196877
AUST CO ESD #2	120	130	
HB1984: The Appraised value of \$130 in 2026 as compared to \$100 in 2021 is a 30.00% increase.			.000976 Royalty Interest Category: G1 Railroad #: 196877
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	0	130
FM RD	120	0	130
SPEC RD/BRIDGE	120	0	130
SEALY ISD	120	0	130
AUSTIN CO PREC4	120	0	130
AUST CO ESD #2	120	0	130

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		20	Lease: 600536 Type: REAL Owner #: 507811
FM RD		20	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		20	JAMEX INC
SEALY ISD		20	AB 170 VITAL FLORES
AUSTIN CO PREC4		20	RRC 197289
AUST CO ESD #2		20	
No 2021 Hist			.000308 Royalty Interest Category: G1 Railroad #: 197289
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	20
FM RD	0	0	20
SPEC RD/BRIDGE	0	0	20
SEALY ISD	0	0	20
AUSTIN CO PREC4	0	0	20
AUST CO ESD #2	0	0	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	320	260	Lease: 600547 Type: REAL Owner #: 507811
FM RD	320	260	Legal: REASER W#3
SPEC RD/BRIDGE	320	260	JAMEX INC
SEALY ISD	320	260	AB 170 VITAL FLORES
AUSTIN CO PREC4	320	260	RRC 192679
AUST CO ESD #2	320	260	
HB1984: The Appraised value of \$260 in 2026 as compared to \$450 in 2021 is a 42.22% decrease.			.000977 Royalty Interest Category: G1 Railroad #: 192679
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	0	260
FM RD	320	0	260
SPEC RD/BRIDGE	320	0	260
SEALY ISD	320	0	260
AUSTIN CO PREC4	320	0	260
AUST CO ESD #2	320	0	260

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		320	190	Lease: 600576 Type: REAL Owner #: 507811	
FM RD		320	190	Legal: REASER W#7	
SPEC RD/BRIDGE		320	190	JAMEX INC	
SEALY ISD		320	190	AB 170 VITAL FLORES	
AUSTIN CO PREC4		320	190	RRC 202603	
AUST CO ESD #2		320	190		
				.000977 Royalty Interest	
				Category: G1	
				Railroad #: 202603	
HB1984: The Appraised value of \$190 in 2026			as compared to \$430 in 2021 is a 55.81% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	320	0	190		
FM RD	320	0	190		
SPEC RD/BRIDGE	320	0	190		
SEALY ISD	320	0	190		
AUSTIN CO PREC4	320	0	190		
AUST CO ESD #2	320	0	190		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,490	140	2,440		
FM RD	2,490	140	2,440		
SPEC RD/BRIDGE	2,490	140	2,440		
SEALY ISD	2,490	140	2,440		
AUSTIN CO PREC4	2,490	140	2,440		
AUST CO ESD #2	2,490	140	2,440		

