

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

CELLCO PARTNERSHIP
% KROLL LLC
PO BOX 2549
ADDISON TX 75001-2549



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: 508020 162

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	145F	54,600	54,600	SEQ: 9900005 Type: PERSONAL Owner #: 508020 Legal: COMMUNICATION SITE 11991 MLCAR RD, SEALY FCC# 1235631 260 FT 2002 Agent: 833 Category: L2P INDUS.- RADIO TOWERS Rendered: Yes	
FM RD	145F	54,600	54,600		
SPEC RD/BRIDGE	145F	54,600	54,600		
SEALY ISD	145F	54,600	54,600		
AUSTIN CO PREC4	145F	54,600	54,600		
AUST CO ESD #2	145F	54,600	54,600		
Deductions: (145F) = HB9 EXEMPTION					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		54,600	125,000	70,400	
FM RD		54,600	125,000	70,400	
SPEC RD/BRIDGE		54,600	125,000	70,400	
SEALY ISD		54,600	125,000	70,400	
AUSTIN CO PREC4		54,600	125,000	70,400	
AUST CO ESD #2		54,600	125,000	70,400	

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	145F	58,800	58,800	SEQ: 9900010	Type: PERSONAL Owner #: 508020
FM RD	145F	58,800	58,800	Legal: COMMUNICATION SITE	
SPEC RD/BRIDGE	145F	58,800	58,800	759 FM 109, NEW ULM	
COLUMBUS ISD	145F	58,800	58,800	FCC# 1265286	
AUSTIN CO PREC2	145F	58,800	58,800	280 FT 2008	
Deductions: (145F) = HB9 EXEMPTION				Agent: 833	
				Category: L2P INDUS.- RADIO TOWERS	
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	58,800	125,000	66,200		
FM RD	58,800	125,000	66,200		
SPEC RD/BRIDGE	58,800	125,000	66,200		
COLUMBUS ISD	58,800	125,000	66,200		
AUSTIN CO PREC2	58,800	125,000	66,200		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145F	63,000	63,000	SEQ: 9900015	Type: PERSONAL Owner #: 508020
FM RD	145F	63,000	63,000	Legal: COMMUNICATION SITE	
SPEC RD/BRIDGE	145F	63,000	63,000	401 FM 2502 BELLVILLE	
BELLVILLE ISD	145F	63,000	63,000	FCC# 1264095	
BELLVILLE HOSP	145F	63,000	63,000	300 FT 2008	
AUSTIN CO PREC1	145F	63,000	63,000		
Deductions: (145F) = HB9 EXEMPTION				Agent: 833	
				Category: L2P INDUS.- RADIO TOWERS	
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	63,000	125,000	62,000		
FM RD	63,000	125,000	62,000		
SPEC RD/BRIDGE	63,000	125,000	62,000		
BELLVILLE ISD	63,000	125,000	62,000		
BELLVILLE HOSP	63,000	125,000	62,000		
AUSTIN CO PREC1	63,000	125,000	62,000		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145F	54,600	54,600	SEQ: 9900020	Type: PERSONAL Owner #: 508020
FM RD	145F	54,600	54,600	Legal: COMMUNICATION SITE	
SPEC RD/BRIDGE	145F	54,600	54,600	17230 WILLIAMS CREEK	
BELLVILLE ISD	145F	54,600	54,600	FCC# 1264851	
BELLVILLE HOSP	145F	54,600	54,600	260 FT 2008	
AUSTIN CO PREC2	145F	54,600	54,600		
Deductions: (145F) = HB9 EXEMPTION				Agent: 833	
				Category: L2P INDUS.- RADIO TOWERS	
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	54,600	125,000	70,400		
FM RD	54,600	125,000	70,400		
SPEC RD/BRIDGE	54,600	125,000	70,400		
BELLVILLE ISD	54,600	108,334	53,734		
BELLVILLE HOSP	54,600	108,334	53,734		
AUSTIN CO PREC2	54,600	116,072	61,472		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	145F	106,910	94,910	SEQ: 9900025	Type: PERSONAL	Owner #: 508020
FM RD	145F	106,910	94,910	Legal: COMMUNICATION SITE		
SPEC RD/BRIDGE	145F	106,910	94,910	9615 FM 1456 BELLVILLE		
BELLVILLE ISD	145F	106,910	94,910	FCC# 1283279		
BELLVILLE HOSP	145F	106,910	94,910	288FT 2012		
AUSTIN CO PREC1	145F	106,910	94,910		Agent: 833	
Deductions: (145F) = HB9 EXEMPTION				Category: L2P	INDUS.- RADIO TOWERS	
					Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	106,910	125,000	30,090			
FM RD	106,910	125,000	30,090			
SPEC RD/BRIDGE	106,910	125,000	30,090			
BELLVILLE ISD	106,910	125,000	30,090			
BELLVILLE HOSP	106,910	125,000	30,090			
AUSTIN CO PREC1	106,910	125,000	30,090			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		129,610	119,230	SEQ: 9900030	Type: PERSONAL	Owner #: 508020
FM RD		129,610	119,230	Legal: COMMUNICATION SITE		
SPEC RD/BRIDGE		129,610	119,230	4295 HWY 159 EAST		
BELLVILLE ISD		129,610	119,230	FCC# 1288156		
BELLVILLE HOSP		129,610	119,230	291FT 2014 4159		
AUSTIN CO PREC1		129,610	119,230		Agent: 833	
				Category: L2P	INDUS.- RADIO TOWERS	
					Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	129,610	0	119,230			
FM RD	129,610	0	119,230			
SPEC RD/BRIDGE	129,610	0	119,230			
BELLVILLE ISD	129,610	0	119,230			
BELLVILLE HOSP	129,610	0	119,230			
AUSTIN CO PREC1	129,610	0	119,230			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	145F	93,000	84,260	SEQ: 9900035	Type: PERSONAL	Owner #: 508020
FM RD	145F	93,000	84,260	Legal: COMMUNICATION SITE #420421		
SPEC RD/BRIDGE	145F	93,000	84,260	601 CANNON HILL, SEALY		
SEALY ISD	145F	93,000	84,260	FCC# 1287006		
AUSTIN CO PREC4	145F	93,000	84,260	227 FT 2013		
AUST CO ESD #2	145F	93,000	84,260		Agent: 833	
Deductions: (145F) = HB9 EXEMPTION				Category: L2P	INDUS.- RADIO TOWERS	
					Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	93,000	125,000	40,740			
FM RD	93,000	125,000	40,740			
SPEC RD/BRIDGE	93,000	125,000	40,740			
SEALY ISD	93,000	125,000	40,740			
AUSTIN CO PREC4	93,000	125,000	40,740			
AUST CO ESD #2	93,000	125,000	40,740			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145F		78,200	SEQ: 9900040	Type: PERSONAL Owner #: 508020
FM RD	145F		78,200	Legal: COMMUNICATION SITE	
SPEC RD/BRIDGE	145F		78,200	570 MAIN ST INDUSTRY	
BELLVILLE CITY	145F		78,200	FCC#1265392	
BELLVILLE ISD	145F		78,200	266 FT 2008	
BELLVILLE HOSP	145F		78,200		Agent: 833
AUSTIN CO PREC1	145F		78,200	Category: L2P INDUS.- RADIO TOWERS	
Deductions: (145F) = HB9 EXEMPTION				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	125,000	46,800		
FM RD	0	125,000	46,800		
SPEC RD/BRIDGE	0	125,000	46,800		
BELLVILLE CITY	0	125,000	46,800		
BELLVILLE ISD	0	125,000	46,800		
BELLVILLE HOSP	0	125,000	46,800		
AUSTIN CO PREC1	0	125,000	46,800		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	560,520	875,000	267,400		
FM RD	560,520	875,000	267,400		
SPEC RD/BRIDGE	560,520	875,000	267,400		
SEALY ISD	147,600	250,000	111,140		
AUSTIN CO PREC4	147,600	250,000	111,140		
AUST CO ESD #2	147,600	250,000	111,140		
COLUMBUS ISD	58,800	125,000	66,200		
AUSTIN CO PREC2	113,400	241,072	127,672		
BELLVILLE ISD	354,120	483,334	73,394		
BELLVILLE HOSP	354,120	483,334	73,394		
AUSTIN CO PREC1	299,520	375,000	19,660		
BELLVILLE CITY	0	125,000	46,800		