

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

STEWART LIVING TRUST
JAMES STEWART TRUSTEE
787 SHADOW MOUNTAIN DR
CROSSVILLE TN 38572

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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: 508093 1166

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		16,140	Lease: 600677 Type: REAL Owner #: 508093
FM RD		16,140	Legal: KATHY
SPEC RD/BRIDGE		16,140	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		16,140	AB 72 NEWMAN J
SEALY ISD		16,140	RRC 24549
AUST CO ESD #1		16,140	
AUSTIN CO PREC4		16,140	
HB1984: The Appraised value of \$16,140 in 2026 as compared to \$12,720 in 2021 is a 26.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	16,140
FM RD	0	0	16,140
SPEC RD/BRIDGE	0	0	16,140
CTY BRAZOS CTRY	0	0	16,140
SEALY ISD	0	0	16,140
AUST CO ESD #1	0	0	16,140
AUSTIN CO PREC4	0	0	16,140

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 FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4		3,480 3,480 3,480 3,480 3,480 3,480 3,480	Lease: 600677 Type: REAL Owner #: 508093 Legal: KATHY GEOSOUTHERN ENERGY AB 72 NEWMAN J RRC 24549 .006366 Override Royalty Category: G1 Railroad #: 24549
HB1984: The Appraised value of \$3,480 in 2026 as compared to \$2,740 in 2021 is a 27.01% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	3,480
FM RD	0	0	3,480
SPEC RD/BRIDGE	0	0	3,480
CTY BRAZOS CTRY	0	0	3,480
SEALY ISD	0	0	3,480
AUST CO ESD #1	0	0	3,480
AUSTIN CO PREC4	0	0	3,480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE CTY BRAZOS CTRY SEALY ISD AUST CO ESD #1 AUSTIN CO PREC4		7,830 7,830 7,830 7,830 7,830 7,830 7,830	Lease: 600690 Type: REAL Owner #: 508093 Legal: KATHY #6 GEOSOUTHERN ENERGY AB 72 NEWMAN J RRC 24649 .028520 Royalty Interest Category: G1 Railroad #: 24649
HB1984: The Appraised value of \$7,830 in 2026 as compared to \$2,960 in 2021 is a 164.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	7,830
FM RD	0	0	7,830
SPEC RD/BRIDGE	0	0	7,830
CTY BRAZOS CTRY	0	0	7,830
SEALY ISD	0	0	7,830
AUST CO ESD #1	0	0	7,830
AUSTIN CO PREC4	0	0	7,830

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	27,450		
FM RD	0	0	27,450		
SPEC RD/BRIDGE	0	0	27,450		
CTY BRAZOS CTRY	0	0	27,450		
SEALY ISD	0	0	27,450		
AUST CO ESD #1	0	0	27,450		
AUSTIN CO PREC4	0	0	27,450		