

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

VERTICAL BRIDGE S3 ASSETS LLC
% RYAN & COMPANY
PO BOX 460169 DEPT 850
HOUSTON TX 77056



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:	508131 1256
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	145B	125,370	113,590	SEQ: 9900005 Type: PERSONAL Owner #: 508131 Legal: COMMUNICATION TOWER 306' 2013 FCC #1286726 1621 SUBSTATION RD SEALY P72165 Agent: 984 Category: L2P INDUS.- RADIO TOWERS Rendered: Yes
FM RD	145B	125,370	113,590	
SPEC RD/BRIDGE	145B	125,370	113,590	
SEALY ISD	145B	125,370	113,590	
AUSTIN CO PREC4	145B	125,370	113,590	
AUST CO ESD #2	145B	125,370	113,590	
Deductions: (145B) = HB9 EXEMPTION				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	125,370	113,590	0	
FM RD	125,370	113,590	0	
SPEC RD/BRIDGE	125,370	113,590	0	
SEALY ISD	125,370	113,590	0	
AUSTIN CO PREC4	125,370	113,590	0	
AUST CO ESD #2	125,370	113,590	0	

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	145B	153,000	153,000	SEQ: 9900010	Type: PERSONAL	Owner #: 508131
FM RD	145B	153,000	153,000	Legal: COMMUNICATION TOWER 255' 1983		
SPEC RD/BRIDGE	145B	153,000	153,000	FCC #1058556		
BELLVILLE ISD	145B	153,000	153,000	6827 FM 2502 INDUSTRY		
BELLVILLE HOSP	145B	153,000	153,000	P72166		
AUSTIN CO PREC2	145B	153,000	153,000	Agent: 984		
Deductions: (145B) = HB9 EXEMPTION				Category: L2P INDUS.- RADIO TOWERS		
				Rendered: Yes		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	153,000	125,000	28,000			
FM RD	153,000	125,000	28,000			
SPEC RD/BRIDGE	153,000	125,000	28,000			
BELLVILLE ISD	153,000	125,000	28,000			
BELLVILLE HOSP	153,000	125,000	28,000			
AUSTIN CO PREC2	153,000	125,000	28,000			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	278,370	238,590	28,000		
FM RD	278,370	238,590	28,000		
SPEC RD/BRIDGE	278,370	238,590	28,000		
SEALY ISD	125,370	113,590	0		
AUSTIN CO PREC4	125,370	113,590	0		
AUST CO ESD #2	125,370	113,590	0		
BELLVILLE ISD	153,000	125,000	28,000		
BELLVILLE HOSP	153,000	125,000	28,000		
AUSTIN CO PREC2	153,000	125,000	28,000		