

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

SIKA CORPORATION
% DUCHARME MCMILLEN & ASSOC IN
PO BOX 80615
INDIANAPOLIS IN 46280



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: 508134 1120

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		9,595,780	9,790,400	Seq: 9900005 Type: REAL Owner #: 508134	
FM RD		9,595,780	9,790,400	Legal: IMPROVEMENTS	
SPEC RD/BRIDGE		9,595,780	9,790,400	3000 FM 3538 SEALY	
SEALY CITY		9,595,780	9,790,400	PER M&S	
SEALY ISD		9,595,780	9,790,400	9011932	
AUSTIN CO PREC4		9,595,780	9,790,400	Agent: 123	
AUST CO ESD #2		9,595,780	9,790,400	Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$9,790,400 in 2026 as compared to \$7,142,870 in 2021 is a 37.1% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	9,595,780	0	9,790,400		
FM RD	9,595,780	0	9,790,400		
SPEC RD/BRIDGE	9,595,780	0	9,790,400		
SEALY CITY	9,595,780	0	9,790,400		
SEALY ISD	9,595,780	0	9,790,400		
AUSTIN CO PREC4	9,595,780	0	9,790,400		
AUST CO ESD #2	9,595,780	0	9,790,400		

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	145B	3,548,560	3,158,850	SEQ: 9900010 Type: PERSONAL Owner #: 508134
FM RD	145B	3,548,560	3,158,850	Legal: INVENTORY
SPEC RD/BRIDGE	145B	3,548,560	3,158,850	3000 FM 3538 SEALY
SEALY CITY	145B	3,548,560	3,158,850	
SEALY ISD	145B	3,548,560	3,158,850	9011933
AUSTIN CO PREC4	145B	3,548,560	3,158,850	Agent: 123
AUST CO ESD #2	F 145B	3,548,560	3,158,850	Category: L2C INDUS.- INVENTORY
Deductions: (145B) = HB9 EXEMPTION				Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	3,548,560	125,000	3,033,850		
FM RD	3,548,560	125,000	3,033,850		
SPEC RD/BRIDGE	3,548,560	125,000	3,033,850		
SEALY CITY	3,548,560	125,000	3,033,850		
SEALY ISD	3,548,560	125,000	3,033,850		
AUSTIN CO PREC4	3,548,560	125,000	3,033,850		
AUST CO ESD #2	2,788,810	837,636	2,321,214		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		67,580	39,680	SEQ: 9900015 Type: PERSONAL Owner #: 508134
FM RD		67,580	39,680	Legal: COMPUTERS
SPEC RD/BRIDGE		67,580	39,680	3000 FM 3538 SEALY
SEALY CITY		67,580	39,680	
SEALY ISD		67,580	39,680	9011934
AUSTIN CO PREC4		67,580	39,680	Agent: 123
AUST CO ESD #2		67,580	39,680	Category: L2J INDUS.- FURNITURE & FIXTURES
				Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	67,580	0	39,680		
FM RD	67,580	0	39,680		
SPEC RD/BRIDGE	67,580	0	39,680		
SEALY CITY	67,580	0	39,680		
SEALY ISD	67,580	0	39,680		
AUSTIN CO PREC4	67,580	0	39,680		
AUST CO ESD #2	67,580	0	39,680		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		94,750	73,360	SEQ: 9900020 Type: PERSONAL Owner #: 508134
FM RD		94,750	73,360	Legal: FURNITURE & FIXTURES
SPEC RD/BRIDGE		94,750	73,360	3000 FM 3538 SEALY
SEALY CITY		94,750	73,360	
SEALY ISD		94,750	73,360	9011935
AUSTIN CO PREC4		94,750	73,360	Agent: 123
AUST CO ESD #2		94,750	73,360	Category: L2J INDUS.- FURNITURE & FIXTURES
				Rendered: Yes

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	94,750	0	73,360		
FM RD	94,750	0	73,360		
SPEC RD/BRIDGE	94,750	0	73,360		
SEALY CITY	94,750	0	73,360		
SEALY ISD	94,750	0	73,360		
AUSTIN CO PREC4	94,750	0	73,360		
AUST CO ESD #2	94,750	0	73,360		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	24,050	28,210	SEQ: 9900025 Type: PERSONAL Owner #: 508134
FM RD	24,050	28,210	Legal: TOOLS & SUPPLIES
SPEC RD/BRIDGE	24,050	28,210	3000 FM 3538 SEALY
SEALY CITY	24,050	28,210	
SEALY ISD	24,050	28,210	9011936
AUSTIN CO PREC4	24,050	28,210	Agent: 123
AUST CO ESD #2	24,050	28,210	Category: L2G INDUS.- MACHINERY & EQUIPMENT
Rendered: Yes			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	24,050	0	28,210
FM RD	24,050	0	28,210
SPEC RD/BRIDGE	24,050	0	28,210
SEALY CITY	24,050	0	28,210
SEALY ISD	24,050	0	28,210
AUSTIN CO PREC4	24,050	0	28,210
AUST CO ESD #2	24,050	0	28,210

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	9,760,800	9,842,200	SEQ: 9900030 Type: PERSONAL Owner #: 508134
FM RD	9,760,800	9,842,200	Legal: MACHINERY & EQUIPMENT
SPEC RD/BRIDGE	9,760,800	9,842,200	3000 FM 3538 SEALY
SEALY CITY	9,760,800	9,842,200	LAB EQUIP
SEALY ISD	9,760,800	9,842,200	9011937
AUSTIN CO PREC4	9,760,800	9,842,200	Agent: 123
AUST CO ESD #2	9,760,800	9,842,200	Category: L2G INDUS.- MACHINERY & EQUIPMENT
Rendered: Yes			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	9,760,800	0	9,842,200
FM RD	9,760,800	0	9,842,200
SPEC RD/BRIDGE	9,760,800	0	9,842,200
SEALY CITY	9,760,800	0	9,842,200
SEALY ISD	9,760,800	0	9,842,200
AUSTIN CO PREC4	9,760,800	0	9,842,200
AUST CO ESD #2	9,760,800	0	9,842,200

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	23,091,520	125,000	22,807,700		
FM RD	23,091,520	125,000	22,807,700		
SPEC RD/BRIDGE	23,091,520	125,000	22,807,700		
SEALY CITY	23,091,520	125,000	22,807,700		
SEALY ISD	23,091,520	125,000	22,807,700		
AUSTIN CO PREC4	23,091,520	125,000	22,807,700		
AUST CO ESD #2	22,331,770	837,636	22,095,064		

