

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

SELLERS MARY JO
529 SOUTH 20TH
ENID OK 73701



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: 508310 1102

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		C	320		440	Lease: 600468 Type: REAL Owner #: 508310			
FM RD		C	320		440	Legal: KAECHELE UNIT #2			
SPEC RD/BRIDGE		C	320		440	ETOCO LP			
SEALY ISD		C	320		440	AB 170 VITAL FLORES			
AUSTIN CO PREC4		C	320		440	RRC 176226			
AUST CO ESD #2		C	320		440				
						.000809 Royalty Interest			
						Category: G1			
						Railroad #: 176226			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$440 in 2026		as compared to \$370 in 2021 is a 18.92% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		320		60		380			
FM RD		320		60		380			
SPEC RD/BRIDGE		320		60		380			
SEALY ISD		320		60		380			
AUSTIN CO PREC4		320		60		380			
AUST CO ESD #2		320		60		380			

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	C 80	110	Lease: 600611 Type: REAL Owner #: 508310
FM RD	C 80	110	Legal: KAECHLE UNIT #5
SPEC RD/BRIDGE	C 80	110	ETOCO LP
SEALY ISD	C 80	110	AB 170 VITAL FLORES
AUST CO ESD #2	C 80	110	RRC 212003
AUSTIN CO PREC4	C 80	110	.000809 Royalty Interest
			Category: G1
			Railroad #: 212003
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$110 in 2026 as compared to \$30 in 2021 is a 266.67% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	40	70
FM RD	60	40	70
SPEC RD/BRIDGE	60	40	70
SEALY ISD	60	40	70
AUST CO ESD #2	60	40	70
AUSTIN CO PREC4	60	40	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	70	Lease: 600644 Type: REAL Owner #: 508310
FM RD	C 20	70	Legal: KAECHLE UNIT #1
SPEC RD/BRIDGE	C 20	70	ETOCO LP
SEALY ISD	C 20	70	AB 170 VITAL FLORES
AUST CO ESD #2	C 20	70	RRC 218912
AUSTIN CO PREC4	C 20	70	.000809 Royalty Interest
			Category: G1
			Railroad #: 218912
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$70 in 2026 as compared to \$10 in 2021 is a 600.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	50	20
FM RD	20	50	20
SPEC RD/BRIDGE	20	50	20
SEALY ISD	20	50	20
AUST CO ESD #2	20	50	20
AUSTIN CO PREC4	20	50	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	110	70	Lease: 600657 Type: REAL Owner #: 508310
FM RD	110	70	Legal: KAECHLE UNIT #6
SPEC RD/BRIDGE	110	70	ETOCO LP
SEALY ISD	110	70	AB 170 VITAL FLORES
AUST CO ESD #2	110	70	RRC 227960
AUSTIN CO PREC4	110	70	.000809 Royalty Interest
			Category: G1
			Railroad #: 227960
HB1984: The Appraised value of \$70 in 2026 as compared to \$110 in 2021 is a 36.36% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	0	70
FM RD	100	0	70
SPEC RD/BRIDGE	100	0	70
SEALY ISD	100	0	70
AUST CO ESD #2	100	0	70
AUSTIN CO PREC4	100	0	70

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026		PROPERTY DESCRIPTION			
COUNTY		C	290		160	Lease: 600667 Type: REAL Owner #: 508310			
FM RD		C	290		160	Legal: KAECEHELE UNIT #3			
SPEC RD/BRIDGE		C	290		160	ETOCO LP			
SEALY ISD		C	290		160	AB 170 VITAL FLORES			
AUST CO ESD #2		C	290		160	RRC 180528			
AUSTIN CO PREC4		C	290		160				
						.000809 Royalty Interest			
						Category: G1			
						Railroad #: 180528			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984:		The Appraised value of \$160 in 2026 as compared to				\$200 in 2021 is a 20.00% decrease.			
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY		50		100		60			
FM RD		50		100		60			
SPEC RD/BRIDGE		50		100		60			
SEALY ISD		50		100		60			
AUST CO ESD #2		50		100		60			
AUSTIN CO PREC4		50		100		60			

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	550	250	600		
FM RD	550	250	600		
SPEC RD/BRIDGE	550	250	600		
SEALY ISD	550	250	600		
AUSTIN CO PREC4	550	250	600		
AUST CO ESD #2	550	250	600		

