

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

ROGERS MELANIE K
3840 WEST BAY CIRCLE
DALLAS TX 75214



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:	509369 1019
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		140	Lease: 600512 Type: REAL Owner #: 509369
FM RD		140	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE		140	JAMEX INC
SEALY ISD		140	AB 170 VITAL FLORES
AUSTIN CO PREC4		140	RRC 184600
AUST CO ESD #2		140	
No 2021 Hist			.000912 Royalty Interest
			Category: G1
			Railroad #: 184600
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	140
FM RD	0	0	140
SPEC RD/BRIDGE	0	0	140
SEALY ISD	0	0	140
AUSTIN CO PREC4	0	0	140
AUST CO ESD #2	0	0	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 SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		120 120 120 120 120 120	Lease: 600521 Type: REAL Owner #: 509369 Legal: REASER W#1 JAMEX INC AB 170 VITAL FLORES RRC 187889 190573 .000180 Royalty Interest Category: G1 Railroad #: 187889
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	120 120 120 120 120 120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		70 70 70 70 70 70	Lease: 600531 Type: REAL Owner #: 509369 Legal: REASER W#5 JAMEX INC AB 170 VITAL FLORES RRC 1995677 .000180 Royalty Interest Category: G1 Railroad #: 195677
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	70 70 70 70 70 70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		80 80 80 80 80 80	Lease: 600532 Type: REAL Owner #: 509369 Legal: REASER W#4 JAMEX INC AB 170 VITAL FLORES RRC 194941 .000180 Royalty Interest Category: G1 Railroad #: 194941
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	80 80 80 80 80 80

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		20 20 20 20 20 20	Lease: 600535 Type: REAL Owner #: 509369 Legal: REASER W#6 JAMEX INC AB 170 VITAL FLORES RRC 196877 .000180 Royalty Interest Category: G1 Railroad #: 196877		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	20 20 20 20 20 20		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		50 50 50 50 50 50	Lease: 600547 Type: REAL Owner #: 509369 Legal: REASER W#3 JAMEX INC AB 170 VITAL FLORES RRC 192679 .000180 Royalty Interest Category: G1 Railroad #: 192679		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	50 50 50 50 50 50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2 No 2021 Hist		30 30 30 30 30 30	Lease: 600576 Type: REAL Owner #: 509369 Legal: REASER W#7 JAMEX INC AB 170 VITAL FLORES RRC 202603 .000180 Royalty Interest Category: G1 Railroad #: 202603		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	30 30 30 30 30 30		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	510 510 510 510 510 510		

