

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

VITAL LINK INC
% DUCHARME MCMILLEN & ASSOC IN
PO BOX 201267
AUSTIN TX 78720



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: 700429 1266

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		4,068,040	4,037,960	Seq: 9900010 Type: REAL Owner #: 700429	
FM RD		4,068,040	4,037,960	Legal: OFC, SHOP AND TRAILER BLDGS	
SPEC RD/BRIDGE		4,068,040	4,037,960	914 BARTLETT RD SEALY	
SEALY ISD		4,068,040	4,037,960		
AUSTIN CO PREC4		4,068,040	4,037,960	9013695	
AUST CO ESD #1		4,068,040	4,037,960	Agent: 121	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	
HB1984: The Appraised value of \$4,037,960 in 2026 as compared to \$3,022,230 in 2021 is a 33.1% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,068,040	0	4,037,960		
FM RD	4,068,040	0	4,037,960		
SPEC RD/BRIDGE	4,068,040	0	4,037,960		
SEALY ISD	4,068,040	0	4,037,960		
AUSTIN CO PREC4	4,068,040	0	4,037,960		
AUST CO ESD #1	4,068,040	0	4,037,960		

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		1,479,720	2,723,350	Seq: 9900015	Type: REAL Owner #: 700429
FM RD		1,479,720	2,723,350	Legal: BUILDING #7	
SPEC RD/BRIDGE		1,479,720	2,723,350	BLDG 100% 2026	
SEALY ISD		1,479,720	2,723,350	PER M&S	
AUSTIN CO PREC4		1,479,720	2,723,350	980 & 996 BRAZOS CROSSING	
AUST CO ESD #1		1,479,720	2,723,350	Agent: 121	
No 2021 Hist				Category: F2	REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	Rendered: Yes
COUNTY		1,479,720	0	2,723,350	
FM RD		1,479,720	0	2,723,350	
SPEC RD/BRIDGE		1,479,720	0	2,723,350	
SEALY ISD		1,479,720	0	2,723,350	
AUSTIN CO PREC4		1,479,720	0	2,723,350	
AUST CO ESD #1		1,479,720	0	2,723,350	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,547,760	0	6,761,310		
FM RD	5,547,760	0	6,761,310		
SPEC RD/BRIDGE	5,547,760	0	6,761,310		
SEALY ISD	5,547,760	0	6,761,310		
AUSTIN CO PREC4	5,547,760	0	6,761,310		
AUST CO ESD #1	5,547,760	0	6,761,310		