

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

UNION PACIFIC RAILROAD COMP
%PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001



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: 700635 1238

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	145D1	7,661,560	8,047,790	SEQ: 9900130 Type: PERSONAL Owner #: 700635 Legal: 07.70 MILES MAIN LINE BELLVILLE ISD P902064 Category: J5 RAILROAD - CORRIDOR Rendered: Yes
FM RD	145D1	7,661,560	8,047,790	
SPEC RD/BRIDGE	145D1	7,661,560	8,047,790	
BELLVILLE ISD	145D1	7,661,560	8,047,790	
BELLVILLE HOSP	145D1	7,661,560	8,047,790	
AUSTIN CO PREC1	145D1	7,661,560	8,047,790	
AUST CO ESD #2	145D1	7,661,560	8,047,790	
Deductions:	(145D1) = HB9	EXEMPTION		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	7,661,560	125,000	7,922,790	
FM RD	7,661,560	125,000	7,922,790	
SPEC RD/BRIDGE	7,661,560	125,000	7,922,790	
BELLVILLE ISD	7,661,560	125,000	7,922,790	
BELLVILLE HOSP	7,661,560	125,000	7,922,790	
AUSTIN CO PREC1	7,661,560	125,000	7,922,790	
AUST CO ESD #2	0	125,000	7,922,790	

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		4,557,140	4,786,870	SEQ: 9900140	Type: PERSONAL Owner #: 700635
FM RD		4,557,140	4,786,870	Legal: 04.58 MILES MAIN LINE	
SPEC RD/BRIDGE		4,557,140	4,786,870	COLUMBUS ISD	
COLUMBUS ISD	145D1	4,557,140	4,786,870	P902063	
AUSTIN CO PREC2	145D1	4,557,140	4,786,870		
Deductions: (145D1) = HB9 EXEMPTION				Category: J5 RAILROAD - CORRIDOR	Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,557,140	0	4,786,870		
FM RD	4,557,140	0	4,786,870		
SPEC RD/BRIDGE	4,557,140	0	4,786,870		
COLUMBUS ISD	4,557,140	125,000	4,661,870		
AUSTIN CO PREC2	4,557,140	125,000	4,661,870		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		628,840	660,550	SEQ: 9900150	Type: PERSONAL Owner #: 700635
FM RD		628,840	660,550	Legal: 1.58 MILES SIDE TRACK	
SPEC RD/BRIDGE		628,840	660,550	P63075	
COLUMBUS ISD		628,840	660,550	COLUMBUS ISD	
AUSTIN CO PREC2		628,840	660,550		
				Category: J5 RAILROAD - CORRIDOR	Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	628,840	0	660,550		
FM RD	628,840	0	660,550		
SPEC RD/BRIDGE	628,840	0	660,550		
COLUMBUS ISD	628,840	0	660,550		
AUSTIN CO PREC2	628,840	0	660,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		12,537,100	13,169,120	SEQ: 9900160	Type: PERSONAL Owner #: 700635
FM RD		12,537,100	13,169,120	Legal: 12.6 MILES MAIN LINE	
SPEC RD/BRIDGE		12,537,100	13,169,120	SEALY ISD	
SEALY ISD	145D1	12,537,100	13,169,120	P53034	
AUSTIN CO PREC4	145D1	12,537,100	13,169,120		
Deductions: (145D1) = HB9 EXEMPTION				Category: J5 RAILROAD - CORRIDOR	Rendered: Yes
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	12,537,100	0	13,169,120		
FM RD	12,537,100	0	13,169,120		
SPEC RD/BRIDGE	12,537,100	0	13,169,120		
SEALY ISD	12,537,100	125,000	13,044,120		
AUSTIN CO PREC4	12,537,100	125,000	13,044,120		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		4,129,280	4,337,450	SEQ: 9900165	Type: PERSONAL Owner #: 700635
FM RD		4,129,280	4,337,450	Legal: 04.15 MILES MAIN LINE	
SPEC RD/BRIDGE		4,129,280	4,337,450	SEALY ISD, SAN FELIPE FIRE	
SEALY ISD		4,129,280	4,337,450	P53033	
AUSTIN CO PREC4		4,129,280	4,337,450		
AUST CO ESD #1	145D1	4,129,280	4,337,450		
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	4,129,280	0	4,337,450		
FM RD	4,129,280	0	4,337,450		
SPEC RD/BRIDGE	4,129,280	0	4,337,450		
SEALY ISD	4,129,280	0	4,337,450		
AUSTIN CO PREC4	4,129,280	0	4,337,450		
AUST CO ESD #1	4,129,280	125,000	4,212,450		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		525,360	551,850	SEQ: 9900170	Type: PERSONAL Owner #: 700635
FM RD		525,360	551,850	Legal: 01.32 MILES SIDE TRACK	
SPEC RD/BRIDGE		525,360	551,850	P53034	
SEALY ISD		525,360	551,850	SEALY ISD	
AUSTIN CO PREC4		525,360	551,850		
AUST CO ESD #2		525,360	551,850		
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	525,360	0	551,850		
FM RD	525,360	0	551,850		
SPEC RD/BRIDGE	525,360	0	551,850		
SEALY ISD	525,360	0	551,850		
AUSTIN CO PREC4	525,360	0	551,850		
AUST CO ESD #2	525,360	0	551,850		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		2,149,220	2,257,560	SEQ: 9900190	Type: PERSONAL Owner #: 700635
FM RD		2,149,220	2,257,560	Legal: 02.16 MILES MAIN LINE	
SPEC RD/BRIDGE		2,149,220	2,257,560	CITY OF SEALY	
SEALY CITY	145D1	2,149,220	2,257,560	P902066	
SEALY ISD		2,149,220	2,257,560		
AUSTIN CO PREC4		2,149,220	2,257,560		
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	

Deductions:	(145D1) = HB9	EXEMPTION			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,149,220	0	2,257,560		
FM RD	2,149,220	0	2,257,560		
SPEC RD/BRIDGE	2,149,220	0	2,257,560		
SEALY CITY	2,149,220	125,000	2,132,560		
SEALY ISD	2,149,220	0	2,257,560		
AUSTIN CO PREC4	2,149,220	0	2,257,560		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		298,500	313,550	SEQ: 9900200	Type: PERSONAL Owner #: 700635
FM RD		298,500	313,550	Legal: 00.75 MILES SIDE TRACK	
SPEC RD/BRIDGE		298,500	313,550	P902066	
SEALY CITY		298,500	313,550	CITY OF SEALY	
SEALY ISD		298,500	313,550		
AUSTIN CO PREC4		298,500	313,550		
AUST CO ESD #2		298,500	313,550		
				Category: J5	RAILROAD - CORRIDOR
				Rendered: Yes	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	298,500	0	313,550		
FM RD	298,500	0	313,550		
SPEC RD/BRIDGE	298,500	0	313,550		
SEALY CITY	298,500	0	313,550		
SEALY ISD	298,500	0	313,550		
AUSTIN CO PREC4	298,500	0	313,550		
AUST CO ESD #2	298,500	0	313,550		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	145B	11,480	10,000	SEQ: 9900205	Type: PERSONAL Owner #: 700635
FM RD	145B	11,480	10,000	Legal: VEHICLES	
SPEC RD/BRIDGE	145B	11,480	10,000		
SEALY CITY	145B	11,480	10,000		
SEALY ISD	145B	11,480	10,000		
AUSTIN CO PREC4	145B	11,480	10,000		
AUST CO ESD #2	145B	11,480	10,000		
				Category: L2M	INDUS.- VEHICLES, TO 1 TON
				Rendered: Yes	
Deductions: (145B) = HB9 EXEMPTION					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	11,480	10,000	0		
FM RD	11,480	10,000	0		
SPEC RD/BRIDGE	11,480	10,000	0		
SEALY CITY	11,480	10,000	0		
SEALY ISD	11,480	10,000	0		
AUSTIN CO PREC4	11,480	10,000	0		
AUST CO ESD #2	11,480	10,000	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	32,498,480	135,000	33,999,740		
FM RD	32,498,480	135,000	33,999,740		
SPEC RD/BRIDGE	32,498,480	135,000	33,999,740		
BELLVILLE ISD	7,661,560	125,000	7,922,790		
BELLVILLE HOSP	7,661,560	125,000	7,922,790		
AUSTIN CO PREC1	7,661,560	125,000	7,922,790		
AUST CO ESD #2	835,340	135,000	8,788,190		
COLUMBUS ISD	5,185,980	125,000	5,322,420		
AUSTIN CO PREC2	5,185,980	125,000	5,322,420		
SEALY ISD	19,650,940	135,000	20,504,530		
AUSTIN CO PREC4	19,650,940	135,000	20,504,530		
AUST CO ESD #1	4,129,280	125,000	4,212,450		
SEALY CITY	2,459,200	135,000	2,446,110		