

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

YANA MANAGEMENT CO
PO BOX 7
HOUSTON TX 77001



APPRAISAL YEAR 2024

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 6/24/2024 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: 6-03-2024
ARB Hearing: 6-24-2024
Owner: 508128 1249

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 2024	PROPERTY DESCRIPTION
COUNTY	C	510	800	Lease: 600698 Type: REAL Owner #: 508128
FM RD	C	510	800	Legal: SCHULZ-MUENCH
SPEC RD/BRIDGE	C	510	800	STRAND ENERGY LC
BELLVILLE ISD	C	390	610	AB 304 JAMES TYLER SUR
COLUMBUS ISD	G C	120	190	RRC 25599 25954 262987
BELLVILLE HOSP	C	390	610	
AUSTIN CO PREC2	C	510	800	.000959 Override Royalty
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$800 in 2024 as compared to \$1,430 in 2019 is a 44.06% decrease.				Railroad #: 25954
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	510	188	612	
FM RD	510	188	612	
SPEC RD/BRIDGE	510	188	612	
BELLVILLE ISD	390	142	468	
COLUMBUS ISD	0	190	0	
BELLVILLE HOSP	390	142	468	
AUSTIN CO PREC2	510	188	612	

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 2024	PROPERTY DESCRIPTION	
COUNTY	C	670	1,660	Lease: 600732	Type: REAL Owner #: 508128
FM RD	C	670	1,660	Legal: G.C. YELDERMAN W#2	
SPEC RD/BRIDGE	C	670	1,660	STRAND ENERGY LC	
BELLVILLE ISD	C	670	1,660	AB 243 KUYKENDALL, A	
BELLVILLE HOSP	C	670	1,660	RRC 24911	
AUSTIN CO PREC2	C	670	1,660		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000428 Override Royalty	
		HB1984: The Appraised value of \$1,660 in 2024 as compared to \$40 in 2019 is a 4050.00% increase.		Category: G1	
				Railroad #: 24911	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	670	856	804		
FM RD	670	856	804		
SPEC RD/BRIDGE	670	856	804		
BELLVILLE ISD	670	856	804		
BELLVILLE HOSP	670	856	804		
AUSTIN CO PREC2	670	856	804		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,180	1,044	1,416		
FM RD	1,180	1,044	1,416		
SPEC RD/BRIDGE	1,180	1,044	1,416		
BELLVILLE ISD	1,060	998	1,272		
COLUMBUS ISD	0	190	0		
BELLVILLE HOSP	1,060	998	1,272		
AUSTIN CO PREC2	1,180	1,044	1,416		

GREG COOK
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906 E AMELIA
BELLVILLE, TX 77418

979-865-9124

YANA MANAGEMENT CO
PO BOX 7
HOUSTON TX 77001

APPRAISAL YEAR 2024
CORRECTED NOTICE
THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/12/2024 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: 6/21/2024
ARB Hearing: 7/12/2024
Owner: 508128 30
VISIT WWW.PANDAI.COM AND SELECT MINERAL
OR PERSONAL PROPERTY APPRAISAL ACCESS
FOR LIVE APPRAISAL VALUES, REPORTS, AND
MINERAL FAQ'S.

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Mineral Appraisal Information		Last Year	PROPOSED 2024	Property Description	
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COLUMBUS ISD	C	120	190	RRC 25599 25954 262987	
BELLVILLE HOSP	C	390	610		
AUSTIN CO PREC2	C	510	800	.000959 Override Royalty	
				Category: G1	
				Railroad #: 25954	
				(C)=CIRCUIT BREAKER LIMIT APPLIED	
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COUNTY		510	188	612	
FM RD		510	188	612	
SPEC RD/BRIDGE		510	188	612	
BELLVILLE ISD		390	142	468	
COLUMBUS ISD		120	46	144	
BELLVILLE HOSP		390	142	468	
AUSTIN CO PREC2		510	188	612	

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