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WAAK JAMES R
12300 N FM 331 RD
BELLVILLE TX 77418-8686

Abstract

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: 1659 1284
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		230	80	Lease: 1095	Type: REAL Owner #: 1659
FM RD		230	80	Legal: CRAWUNDER HERMAN	
SPEC RD/BRIDGE		230	80	BEAR CREEK ENERGY	
BELLVILLE ISD		230	80	AB 101 W C WHITE SUR	
BELLVILLE HOSP		230	80	RRC 7899	
AUSTIN CO PREC1		230	80		
No 2021 Hist				.000325 Royalty Interest Category: G1 Railroad #: 7899	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	80		
FM RD	70	0	80		
SPEC RD/BRIDGE	70	0	80		
BELLVILLE ISD	70	0	80		
BELLVILLE HOSP	70	0	80		
AUSTIN CO PREC1	70	0	80		

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, beginng 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 420	630	Lease: 1112 Type: REAL Owner #: 1659
FM RD	C 420	630	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 420	630	ENHANCED ENERGY
BELLVILLE ISD	C 420	630	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 420	630	RRC 8884
AUSTIN CO PREC1	C 420	630	.000244 Royalty Interest
			Category: G1
			Railroad #: 8884
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$630 in 2026 as compared to \$60 in 2021 is a 950.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	61	569
FM RD	300	61	569
SPEC RD/BRIDGE	300	61	569
BELLVILLE ISD	300	61	569
BELLVILLE HOSP	300	61	569
AUSTIN CO PREC1	300	61	569

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	120	50	Lease: 600439 Type: REAL Owner #: 1659
FM RD	120	50	Legal: HERMAN W#1
SPEC RD/BRIDGE	120	50	BEAR CREEK ENERGY
BELLVILLE ISD	120	50	AB 101 W C WHITE SUR
BELLVILLE HOSP	120	50	RRC 22668
AUSTIN CO PREC1	120	50	.000325 Royalty Interest
			Category: G1
			Railroad #: 22668
No 2021 Hist			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	0	50
FM RD	40	0	50
SPEC RD/BRIDGE	40	0	50
BELLVILLE ISD	40	0	50
BELLVILLE HOSP	40	0	50
AUSTIN CO PREC1	40	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,050	580	Lease: 600567 Type: REAL Owner #: 1659
FM RD	C 1,050	580	Legal: GRAWUNDER "B"
SPEC RD/BRIDGE	C 1,050	580	BEAR CREEK ENERGY
BELLVILLE ISD	C 1,050	580	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,050	580	RRC 27897
AUSTIN CO PREC1	C 1,050	580	.002713 Royalty Interest
			Category: G1
			Railroad #: 27897
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$580 in 2026 as compared to \$10 in 2021 is a 5700.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	60	520
FM RD	430	60	520
SPEC RD/BRIDGE	430	60	520
BELLVILLE ISD	430	60	520
BELLVILLE HOSP	430	60	520
AUSTIN CO PREC1	430	60	520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	140	60	Lease: 600754 Type: REAL Owner #: 1659
FM RD	140	60	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	140	60	BEAR CREEK ENERGY
BELLVILLE ISD	140	60	AB 101 W C WHITE SUR
BELLVILLE HOSP	140	60	RRC 22794
AUSTIN CO PREC1	140	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$30 in 2021 is a 100.00% increase.			.000325 Royalty Interest Category: G1 Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	110	0	60
FM RD	110	0	60
SPEC RD/BRIDGE	110	0	60
BELLVILLE ISD	110	0	60
BELLVILLE HOSP	110	0	60
AUSTIN CO PREC1	110	0	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	30	Lease: 600755 Type: REAL Owner #: 1659
FM RD	40	30	Legal: HERMAN W#5
SPEC RD/BRIDGE	40	30	BEAR CREEK ENERGY
BELLVILLE ISD	40	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	40	30	RRC 22890
AUSTIN CO PREC1	40	30	
No 2021 Hist			.000325 Royalty Interest Category: G1 Railroad #: 22890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	30
FM RD	20	0	30
SPEC RD/BRIDGE	20	0	30
BELLVILLE ISD	20	0	30
BELLVILLE HOSP	20	0	30
AUSTIN CO PREC1	20	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	20	Lease: 600756 Type: REAL Owner #: 1659
FM RD	40	20	Legal: HERMAN W#6
SPEC RD/BRIDGE	40	20	BEAR CREEK ENERGY
BELLVILLE ISD	40	20	AB 101 W C WHITE SUR
BELLVILLE HOSP	40	20	RRC 23042
AUSTIN CO PREC1	40	20	
No 2021 Hist			.000325 Royalty Interest Category: G1 Railroad #: 23042
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	20
FM RD	20	0	20
SPEC RD/BRIDGE	20	0	20
BELLVILLE ISD	20	0	20
BELLVILLE HOSP	20	0	20
AUSTIN CO PREC1	20	0	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	990	121	1,329		
FM RD	990	121	1,329		
SPEC RD/BRIDGE	990	121	1,329		
BELLVILLE ISD	990	121	1,329		
BELLVILLE HOSP	990	121	1,329		
AUSTIN CO PREC1	990	121	1,329		

