

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

VANA JUDITH
12710 MAXIM DR
HOUSTON TX 77065-2522

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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: 16781 1251

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	C	32,620	27,310	Lease: 1024	Type: REAL Owner #: 16781
FM RD	C	32,620	27,310	Legal: GEORGE B W#1	
SPEC RD/BRIDGE	C	32,620	27,310	STRAND ENERGY LC	
BELLVILLE ISD	C	32,620	27,310	AB 124 THOS BELL SUR	
BELLVILLE HOSP	C	32,620	27,310	RRC 63448	
AUSTIN CO PREC1	C	32,620	27,310		
				.031250 Royalty Interest	
				Category: G1	
				Railroad #: 27924	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$27,310 in 2026 as compared to \$3,180 in 2021 is a 758.81% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	21,430	1,600	25,710		
FM RD	21,430	1,600	25,710		
SPEC RD/BRIDGE	21,430	1,600	25,710		
BELLVILLE ISD	21,430	1,600	25,710		
BELLVILLE HOSP	21,430	1,600	25,710		
AUSTIN CO PREC1	21,430	1,600	25,710		

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	C 15,020	14,040	Lease: 600751 Type: REAL Owner #: 16781
FM RD	C 15,020	14,040	Legal: GEORGE B W#5
SPEC RD/BRIDGE	C 15,020	14,040	STRAND ENERGY LC
BELLVILLE ISD	C 15,020	14,040	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 15,020	14,040	RRC 286048
AUSTIN CO PREC2	C 15,020	14,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.019531 Royalty Interest
HB1984: The Appraised value of \$14,040 in 2026 as compared to \$5,020 in 2021 is a 179.68% increase.			Category: G1
			Railroad #: 286048
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	960	12,880	1,160
FM RD	960	12,880	1,160
SPEC RD/BRIDGE	960	12,880	1,160
BELLVILLE ISD	960	12,880	1,160
BELLVILLE HOSP	960	12,880	1,160
AUSTIN CO PREC2	960	12,880	1,160

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	22,390	14,480	26,870
FM RD	22,390	14,480	26,870
SPEC RD/BRIDGE	22,390	14,480	26,870
BELLVILLE ISD	22,390	14,480	26,870
BELLVILLE HOSP	22,390	14,480	26,870
AUSTIN CO PREC1	21,430	1,600	25,710
AUSTIN CO PREC2	960	12,880	1,160