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

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: 16889 45

VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.

AVERILL GLADYS JACKSON
PO BOX 1727
VICTORIA TX 77902-1727

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 1,540	5,240	Lease: 1287 Type: REAL Owner #: 16889
FM RD	C 1,540	5,240	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 1,540	5,240	ENHANCED ENERGY
BELLVILLE ISD	C 1,540	5,240	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,540	5,240	RRC#27901
AUSTIN CO PREC1	C 1,540	5,240	
			.013830 Override Royalty
			Category: G1
			Railroad #: 27901

Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED
HB1984: The Appraised value of $5,240 in 2026 as compared to $130 in 2021 is a 3930.77% increase.

Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,160	3,840	1,400		
FM RD	1,160	3,840	1,400		
SPEC RD/BRIDGE	1,160	3,840	1,400		
BELLVILLE ISD	1,160	3,840	1,400		
BELLVILLE HOSP	1,160	3,840	1,400		
AUSTIN CO PREC1	1,160	3,840	1,400		

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 folowing 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, beginnng 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