

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

DITTERT MARY ANN
12814 PELICAN ISLAND DR
WILLIS TX 77318-5258



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:	17300 247
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 3,890	3,830	Lease: 1312 Type: REAL Owner #: 17300		
FM RD	C 3,890	3,830	Legal: RB COCKFIELD UNIT #4 TR #1		
SPEC RD/BRIDGE	C 3,890	3,830	ENHANCED ENERGY		
BELLVILLE ISD	C 3,890	3,830	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 3,890	3,830	RRC 19470		
AUSTIN CO PREC1	C 3,890	3,830			
			.006944 Override Royalty		
			Category: G1		
			Railroad #: 19470		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$3,830 in 2026 as compared to \$400 in 2021 is a 857.50% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,120	2,480	1,350		
FM RD	1,120	2,480	1,350		
SPEC RD/BRIDGE	1,120	2,480	1,350		
BELLVILLE ISD	1,120	2,480	1,350		
BELLVILLE HOSP	1,120	2,480	1,350		
AUSTIN CO PREC1	1,120	2,480	1,350		

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 1,720	280	Lease: 600326 Type: REAL Owner #: 17300
FM RD	C 1,720	280	Legal: WATERFLOOD UNIT #2 TR 10
SPEC RD/BRIDGE	C 1,720	280	ENHANCED ENERGY
BELLVILLE ISD	C 1,720	280	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,720	280	RRC 8910
AUSTIN CO PREC1	C 1,720	280	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.006944 Override Royalty
HB1984: The Appraised value of \$280 in 2026 as compared to \$100 in 2021 is a 180.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	130	150
FM RD	130	130	150
SPEC RD/BRIDGE	130	130	150
BELLVILLE ISD	130	130	150
BELLVILLE HOSP	130	130	150
AUSTIN CO PREC1	130	130	150

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	1,250	2,610	1,500
FM RD	1,250	2,610	1,500
SPEC RD/BRIDGE	1,250	2,610	1,500
BELLVILLE ISD	1,250	2,610	1,500
BELLVILLE HOSP	1,250	2,610	1,500
AUSTIN CO PREC1	1,250	2,610	1,500