

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

MCMAHAN THOMAS V 1966 TRUST
%THOMAS V MCMAHAN TTEE
PO BOX 497
HOUSTON TX 77001-0497

|||||

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: 17459 776

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	290	50	Lease: 600321	Type: REAL Owner #: 17459
FM RD		C	290	50	Legal: WATERFLOOD UNIT #2 TR 5	
SPEC RD/BRIDGE		C	290	50	ENHANCED ENERGY	
BELLVILLE ISD	G	C	290	50	AB 101 W C WHITE SUR	
BELLVILLE HOSP	G	C	290	50	RRC 8910	
AUSTIN CO PREC1	G	C	290	50		
					.003125 Royalty Interest	
					Category: G1	
					Railroad #: 8910	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2026 as compared to \$20 in 2021 is a 150.00% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		30		20	30	
FM RD		30		20	30	
SPEC RD/BRIDGE		30		20	30	
BELLVILLE ISD		0		50	0	
BELLVILLE HOSP		0		50	0	
AUSTIN CO PREC1		0		50	0	

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 1,110	1,430	Lease: 600512 Type: REAL Owner #: 17459
FM RD	C 1,110	1,430	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE	C 1,110	1,430	JAMEX INC
SEALY ISD	C 1,110	1,430	AB 170 VITAL FLORES
AUSTIN CO PREC4	C 1,110	1,430	RRC 184600
AUST CO ESD #2	C 1,110	1,430	.009341 Royalty Interest Category: G1 Railroad #: 184600
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,430 in 2026 as compared to \$420 in 2021 is a 240.48% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,110	100	1,330
FM RD	1,110	100	1,330
SPEC RD/BRIDGE	1,110	100	1,330
SEALY ISD	1,110	100	1,330
AUSTIN CO PREC4	1,110	100	1,330
AUST CO ESD #2	1,110	100	1,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		150	Lease: 600536 Type: REAL Owner #: 17459
FM RD		150	Legal: BECKENDORFF W#2
SPEC RD/BRIDGE		150	JAMEX INC
SEALY ISD		150	AB 170 VITAL FLORES
AUSTIN CO PREC4		150	RRC 197289
AUST CO ESD #2		150	.002247 Royalty Interest Category: G1 Railroad #: 197289
HB1984: The Appraised value of \$150 in 2026 as compared to \$20 in 2021 is a 650.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	150
FM RD	0	0	150
SPEC RD/BRIDGE	0	0	150
SEALY ISD	0	0	150
AUSTIN CO PREC4	0	0	150
AUST CO ESD #2	0	0	150

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,140	120	1,510		
FM RD	1,140	120	1,510		
SPEC RD/BRIDGE	1,140	120	1,510		
BELLVILLE ISD	0	50	0		
BELLVILLE HOSP	0	50	0		
AUSTIN CO PREC1	0	50	0		
SEALY ISD	1,110	100	1,480		
AUSTIN CO PREC4	1,110	100	1,480		
AUST CO ESD #2	1,110	100	1,480		