

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

MORGAN BETTY JO GREENE LIV TR
% MICHAEL JAMES MORGAN TTEE
PO BOX 10298
HOUSTON TX 77206-0298

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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: 17847 828

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	150		190	Lease: 600512 Type: REAL Owner #: 17847			
FM RD		C	150		190	Legal: ENGLAND-VIRNAU W#1			
SPEC RD/BRIDGE		C	150		190	JAMEX INC			
SEALY ISD		C	150		190	AB 170 VITAL FLORES			
AUSTIN CO PREC4		C	150		190	RRC 184600			
AUST CO ESD #2		C	150		190				
						.001268 Royalty Interest			
						Category: G1			
						Railroad #: 184600			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$190 in 2026		as compared to \$60 in 2021				is a 216.67% increase.			
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)			
COUNTY			150		10		180		
FM RD			150		10		180		
SPEC RD/BRIDGE			150		10		180		
SEALY ISD			150		10		180		
AUSTIN CO PREC4			150		10		180		
AUST CO ESD #2			150		10		180		

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 FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2		150 150 150 150 150 150	Lease: 600536 Type: REAL Owner #: 17847 Legal: BECKENDORFF W#2 JAMEX INC AB 170 VITAL FLORES RRC 197289 .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 FM RD SPEC RD/BRIDGE SEALY ISD AUSTIN CO PREC4 AUST CO ESD #2	0 0 0 0 0 0	0 0 0 0 0 0	150 150 150 150 150 150

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY FM RD SEALY ISD AUST CO ESD #2 SPEC RD/BRIDGE AUSTIN CO PREC3 AUSTIN CO PREC4	C 40 C 40 C 40 C 40 C 40 C 20 C 20	60 60 60 60 60 30 30	Lease: 600605 Type: REAL Owner #: 17847 Legal: HILLBOLDT W#6 MAGNUM PRODUCING LP AB 214 H & TC RR CO SEC 179 RRC 210200 .004659 Royalty Interest Category: G1 Railroad #: 210200
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$60 in 2026 as compared to \$30 in 2021 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY FM RD SEALY ISD AUST CO ESD #2 SPEC RD/BRIDGE AUSTIN CO PREC3 AUSTIN CO PREC4	10 10 10 10 10 0 10	50 50 50 50 50 30 20	10 10 10 10 10 0 10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY SEALY ISD AUST CO ESD #2 FM RD SPEC RD/BRIDGE AUSTIN CO PREC3 AUSTIN CO PREC4		500 500 500 500 500 250 250	Lease: 600632 Type: REAL Owner #: 17847 Legal: HILLBOLDT GAS UNIT #2T MAGNUM PRODUCING LP AB 214 H & TC RR CO SEC 179 RRC 215622 .004659 Royalty Interest Category: G1 Railroad #: 215622
HB1984: The Appraised value of \$500 in 2026 as compared to \$150 in 2021 is a 233.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY SEALY ISD AUST CO ESD #2 FM RD SPEC RD/BRIDGE AUSTIN CO PREC3 AUSTIN CO PREC4	0 0 0 0 0 0 0	0 0 0 0 0 250 0	500 500 500 500 500 0 250

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	160	60	840		
FM RD	160	60	840		
SPEC RD/BRIDGE	160	60	840		
SEALY ISD	160	60	840		
AUSTIN CO PREC4	160	30	590		
AUST CO ESD #2	160	60	840		
AUSTIN CO PREC3	0	280	0		

