

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

SANDER CHARLES JR
8427 GREENWOOD DR
NIWOT CO 80503-7245



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: 17882 1044

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	9,570	3,200	Lease: 1097 Type: REAL Owner #: 17882
FM RD	9,570	3,200	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	9,570	3,200	ENHANCED ENERGY
BELLVILLE ISD	9,570	3,200	AB 101 W C WHITE SUR
BELLVILLE HOSP	9,570	3,200	RRC 27891
AUSTIN CO PREC1	9,570	3,200	
HB1984: The Appraised value of \$3,200 in 2026 as compared to \$2,020 in 2021 is a 58.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,920	0	3,200
FM RD	2,920	0	3,200
SPEC RD/BRIDGE	2,920	0	3,200
BELLVILLE ISD	2,920	0	3,200
BELLVILLE HOSP	2,920	0	3,200
AUSTIN CO PREC1	2,920	0	3,200

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 1,160	3,950	Lease: 1287 Type: REAL Owner #: 17882
FM RD	C 1,160	3,950	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 1,160	3,950	ENHANCED ENERGY
BELLVILLE ISD	C 1,160	3,950	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,160	3,950	RRC#27901
AUSTIN CO PREC1	C 1,160	3,950	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010417 Royalty Interest
HB1984: The Appraised value of \$3,950 in 2026 as compared to \$100 in 2021 is a 3850.00% increase.			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	2,900	1,050
FM RD	880	2,900	1,050
SPEC RD/BRIDGE	880	2,900	1,050
BELLVILLE ISD	880	2,900	1,050
BELLVILLE HOSP	880	2,900	1,050
AUSTIN CO PREC1	880	2,900	1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,530	2,890	Lease: 600335 Type: REAL Owner #: 17882
FM RD	C 3,530	2,890	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C 3,530	2,890	ENHANCED ENERGY
BELLVILLE ISD	C 3,530	2,890	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,530	2,890	RRC 27902
AUSTIN CO PREC1	C 3,530	2,890	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010417 Royalty Interest
HB1984: The Appraised value of \$2,890 in 2026 as compared to \$610 in 2021 is a 373.77% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	650	2,110	780
FM RD	650	2,110	780
SPEC RD/BRIDGE	650	2,110	780
BELLVILLE ISD	650	2,110	780
BELLVILLE HOSP	650	2,110	780
AUSTIN CO PREC1	650	2,110	780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,800	3,540	Lease: 600345 Type: REAL Owner #: 17882
FM RD	C 3,800	3,540	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C 3,800	3,540	ENHANCED ENERGY
BELLVILLE ISD	C 3,800	3,540	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,800	3,540	RRC 8909
AUSTIN CO PREC1	C 3,800	3,540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010417 Royalty Interest
HB1984: The Appraised value of \$3,540 in 2026 as compared to \$470 in 2021 is a 653.19% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,740	1,450	2,090
FM RD	1,740	1,450	2,090
SPEC RD/BRIDGE	1,740	1,450	2,090
BELLVILLE ISD	1,740	1,450	2,090
BELLVILLE HOSP	1,740	1,450	2,090
AUSTIN CO PREC1	1,740	1,450	2,090

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 1,130	1,050	Lease: 600717	Type: REAL	Owner #: 17882
FM RD	C 1,130	1,050	Legal: A A SANDERS		
SPEC RD/BRIDGE	C 1,130	1,050	ENHANCED ENERGY		
BELLVILLE ISD	C 1,130	1,050	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 1,130	1,050	RRC 25793		
AUSTIN CO PREC1	C 1,130	1,050			
			.010417 Royalty Interest		
			Category: G1		
			Railroad #: 25793		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,050 in 2026 as compared to \$870 in 2021 is a 20.69% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	980	70		
FM RD	60	980	70		
SPEC RD/BRIDGE	60	980	70		
BELLVILLE ISD	60	980	70		
BELLVILLE HOSP	60	980	70		
AUSTIN CO PREC1	60	980	70		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,250	7,440	7,190		
FM RD	6,250	7,440	7,190		
SPEC RD/BRIDGE	6,250	7,440	7,190		
BELLVILLE ISD	6,250	7,440	7,190		
BELLVILLE HOSP	6,250	7,440	7,190		
AUSTIN CO PREC1	6,250	7,440	7,190		

