

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

SIMKINS ALICE CYNTHIA
% PDS TAX SERVICES INC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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: 18280 1124

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 31,800	5,200	Lease: 1119 Type: REAL Owner #: 18280
FM RD	C 31,800	5,200	Legal: WATERFLOOD UNIT #2 TR 1
SPEC RD/BRIDGE	C 31,800	5,200	ENHANCED ENERGY
BELLVILLE ISD	C 31,800	5,200	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 31,800	5,200	RRC 8909
AUSTIN CO PREC1	C 31,800	5,200	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007812 Royalty Interest
HB1984: The Appraised value of \$5,200 in 2026 as compared to \$1,800 in 2021 is a 188.89% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,380	2,350	2,850
FM RD	2,380	2,350	2,850
SPEC RD/BRIDGE	2,380	2,350	2,850
BELLVILLE ISD	2,380	2,350	2,850
BELLVILLE HOSP	2,380	2,350	2,850
AUSTIN CO PREC1	2,380	2,350	2,850

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 4,850	4,510	Lease: 600351 Type: REAL Owner #: 18280
FM RD	C 4,850	4,510	Legal: WATERFLOOD UNIT #1 TR 21
SPEC RD/BRIDGE	C 4,850	4,510	ENHANCED ENERGY
BELLVILLE ISD	C 4,850	4,510	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,850	4,510	RRC 8909
AUSTIN CO PREC1	C 4,850	4,510	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011719 Royalty Interest
HB1984: The Appraised value of \$4,510 in 2026 as compared to \$600 in 2021 is a 651.67% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,230	1,830	2,680
FM RD	2,230	1,830	2,680
SPEC RD/BRIDGE	2,230	1,830	2,680
BELLVILLE ISD	2,230	1,830	2,680
BELLVILLE HOSP	2,230	1,830	2,680
AUSTIN CO PREC1	2,230	1,830	2,680

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,450	2,280	Lease: 600352 Type: REAL Owner #: 18280
FM RD	C 2,450	2,280	Legal: WATERFLOOD UNIT #1 TR 22
SPEC RD/BRIDGE	C 2,450	2,280	ENHANCED ENERGY
BELLVILLE ISD	C 2,450	2,280	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,450	2,280	RRC 8909
AUSTIN CO PREC1	C 2,450	2,280	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$2,280 in 2026 as compared to \$300 in 2021 is a 660.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,120	930	1,350
FM RD	1,120	930	1,350
SPEC RD/BRIDGE	1,120	930	1,350
BELLVILLE ISD	1,120	930	1,350
BELLVILLE HOSP	1,120	930	1,350
AUSTIN CO PREC1	1,120	930	1,350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 750	700	Lease: 600353 Type: REAL Owner #: 18280
FM RD	C 750	700	Legal: WATERFLOOD UNIT #1 TR 23
SPEC RD/BRIDGE	C 750	700	ENHANCED ENERGY
BELLVILLE ISD	C 750	700	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 750	700	RRC 8909
AUSTIN CO PREC1	C 750	700	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$700 in 2026 as compared to \$90 in 2021 is a 677.78% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	350	290	410
FM RD	350	290	410
SPEC RD/BRIDGE	350	290	410
BELLVILLE ISD	350	290	410
BELLVILLE HOSP	350	290	410
AUSTIN CO PREC1	350	290	410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,550	1,450	Lease: 600354 Type: REAL Owner #: 18280
FM RD	C 1,550	1,450	Legal: WATERFLOOD UNIT #1 TR 24
SPEC RD/BRIDGE	C 1,550	1,450	ENHANCED ENERGY
BELLVILLE ISD	C 1,550	1,450	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,550	1,450	RRC 8909
AUSTIN CO PREC1	C 1,550	1,450	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$1,450 in 2026 as compared to \$190 in 2021 is a 663.16% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	720	590	860
FM RD	720	590	860
SPEC RD/BRIDGE	720	590	860
BELLVILLE ISD	720	590	860
BELLVILLE HOSP	720	590	860
AUSTIN CO PREC1	720	590	860

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 950	880	Lease: 600355 Type: REAL Owner #: 18280
FM RD	C 950	880	Legal: WATERFLOOD UNIT #1 TR 25
SPEC RD/BRIDGE	C 950	880	ENHANCED ENERGY
BELLVILLE ISD	C 950	880	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 950	880	RRC 8909
AUSTIN CO PREC1	C 950	880	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$880 in 2026 as compared to \$120 in 2021 is a 633.33% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	360	520
FM RD	430	360	520
SPEC RD/BRIDGE	430	360	520
BELLVILLE ISD	430	360	520
BELLVILLE HOSP	430	360	520
AUSTIN CO PREC1	430	360	520

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,510	3,450	Lease: 600386 Type: REAL Owner #: 18280
FM RD	C 3,510	3,450	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 3,510	3,450	ENHANCED ENERGY
BELLVILLE ISD	C 3,510	3,450	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,510	3,450	RRC 19470
AUSTIN CO PREC1	C 3,510	3,450	Agent: 426
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007812 Royalty Interest
HB1984: The Appraised value of \$3,450 in 2026 as compared to \$360 in 2021 is a 858.33% increase.			Category: G1
			Railroad #: 19470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,020	2,220	1,230
FM RD	1,020	2,220	1,230
SPEC RD/BRIDGE	1,020	2,220	1,230
BELLVILLE ISD	1,020	2,220	1,230
BELLVILLE HOSP	1,020	2,220	1,230
AUSTIN CO PREC1	1,020	2,220	1,230

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	1,310	1,680	Lease: 600735 Type: REAL Owner #: 18280		
FM RD		C	1,310	1,680	Legal: THOMPSON-SHERROD OIL UNIT		
SPEC RD/BRIDGE		C	1,310	1,680	ENHANCED ENERGY PART		
BELLVILLE ISD		C	1,310	1,680	AB 101 WHITE, WC		
BELLVILLE HOSP		C	1,310	1,680	RRC# 26899		
AUSTIN CO PREC1		C	1,310	1,680	Agent: 426		
					.003906 Royalty Interest		
					Category: G1		
					Railroad #: 26899		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$1,680 in 2026 as compared to \$340 in 2021 is a 394.12% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		1,310		110	1,570		
FM RD		1,310		110	1,570		
SPEC RD/BRIDGE		1,310		110	1,570		
BELLVILLE ISD		1,310		110	1,570		
BELLVILLE HOSP		1,310		110	1,570		
AUSTIN CO PREC1		1,310		110	1,570		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,560	8,680	11,470		
FM RD	9,560	8,680	11,470		
SPEC RD/BRIDGE	9,560	8,680	11,470		
BELLVILLE ISD	9,560	8,680	11,470		
BELLVILLE HOSP	9,560	8,680	11,470		
AUSTIN CO PREC1	9,560	8,680	11,470		