

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

WAAK DAVID A
12304 N FM 331 RD
BELLVILLE TX 77418-8686



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:	21831 1282
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		230	80	Lease: 1095 Type: REAL Owner #: 21831	
FM RD		230	80	Legal: GRAWUNDER HERMAN	
SPEC RD/BRIDGE		230	80	BEAR CREEK ENERGY	
BELLVILLE ISD		230	80	AB 101 W C WHITE SUR	
BELLVILLE HOSP		230	80	RRC 7899	
AUSTIN CO PREC1		230	80	.000325 Royalty Interest	
				Category: G1	
				Railroad #: 7899	
No 2021 Hist					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	80		
FM RD	70	0	80		
SPEC RD/BRIDGE	70	0	80		
BELLVILLE ISD	70	0	80		
BELLVILLE HOSP	70	0	80		
AUSTIN CO PREC1	70	0	80		
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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	120	50	Lease: 600439 Type: REAL Owner #: 21831		
FM RD	120	50	Legal: HERMAN W#1		
SPEC RD/BRIDGE	120	50	BEAR CREEK ENERGY		
BELLVILLE ISD	120	50	AB 101 W C WHITE SUR		
BELLVILLE HOSP	120	50	RRC 22668		
AUSTIN CO PREC1	120	50			
No 2021 Hist			.000325 Royalty Interest		
			Category: G1		
			Railroad #: 22668		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	50		
FM RD	40	0	50		
SPEC RD/BRIDGE	40	0	50		
BELLVILLE ISD	40	0	50		
BELLVILLE HOSP	40	0	50		
AUSTIN CO PREC1	40	0	50		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C 1,050	580	Lease: 600567 Type: REAL Owner #: 21831		
FM RD	C 1,050	580	Legal: GRAWUNDER "B"		
SPEC RD/BRIDGE	C 1,050	580	BEAR CREEK ENERGY		
BELLVILLE ISD	C 1,050	580	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 1,050	580	RRC 27897		
AUSTIN CO PREC1	C 1,050	580			
			.002713 Royalty Interest		
			Category: G1		
			Railroad #: 27897		
Deductions:	(C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$580 in 2026	as compared to \$10 in 2021 is a 5700.00% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	430	60	520		
FM RD	430	60	520		
SPEC RD/BRIDGE	430	60	520		
BELLVILLE ISD	430	60	520		
BELLVILLE HOSP	430	60	520		
AUSTIN CO PREC1	430	60	520		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	140	60	Lease: 600754 Type: REAL Owner #: 21831		
FM RD	140	60	Legal: HERMAN W#3 & W#10		
SPEC RD/BRIDGE	140	60	BEAR CREEK ENERGY		
BELLVILLE ISD	140	60	AB 101 W C WHITE SUR		
BELLVILLE HOSP	140	60	RRC 22794		
AUSTIN CO PREC1	140	60			
			.000325 Royalty Interest		
			Category: G1		
			Railroad #: 22794		
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	110	0	60		
FM RD	110	0	60		
SPEC RD/BRIDGE	110	0	60		
BELLVILLE ISD	110	0	60		
BELLVILLE HOSP	110	0	60		
AUSTIN CO PREC1	110	0	60		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	40	30	Lease: 600755 Type: REAL	Owner #: 21831	
FM RD	40	30	Legal: HERMAN W#5		
SPEC RD/BRIDGE	40	30	BEAR CREEK ENERGY		
BELLVILLE ISD	40	30	AB 101 W C WHITE SUR		
BELLVILLE HOSP	40	30	RRC 22890		
AUSTIN CO PREC1	40	30			
No 2021 Hist			.000325 Royalty Interest		
			Category: G1		
			Railroad #: 22890		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	30		
FM RD	20	0	30		
SPEC RD/BRIDGE	20	0	30		
BELLVILLE ISD	20	0	30		
BELLVILLE HOSP	20	0	30		
AUSTIN CO PREC1	20	0	30		

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	40	20	Lease: 600756 Type: REAL	Owner #: 21831	
FM RD	40	20	Legal: HERMAN W#6		
SPEC RD/BRIDGE	40	20	BEAR CREEK ENERGY		
BELLVILLE ISD	40	20	AB 101 W C WHITE SUR		
BELLVILLE HOSP	40	20	RRC 23042		
AUSTIN CO PREC1	40	20			
No 2021 Hist			.000325 Royalty Interest		
			Category: G1		
			Railroad #: 23042		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	20	0	20		
FM RD	20	0	20		
SPEC RD/BRIDGE	20	0	20		
BELLVILLE ISD	20	0	20		
BELLVILLE HOSP	20	0	20		
AUSTIN CO PREC1	20	0	20		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	690	60	760		
FM RD	690	60	760		
SPEC RD/BRIDGE	690	60	760		
BELLVILLE ISD	690	60	760		
BELLVILLE HOSP	690	60	760		
AUSTIN CO PREC1	690	60	760		

