

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

FIRST NATIONAL BANK/BELLVILLE
% WILSON & FRANCO
11000 RICHMOND AVE STE 350
HOUSTON TX 77042



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:	331 343
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	2,110	130	Lease: 1136 Type: REAL Owner #: 331
FM RD	2,110	130	Legal: MCCASLAND A T A/C 1
SPEC RD/BRIDGE	2,110	130	ENHANCED ENERGY
BELLVILLE ISD	2,110	130	AB 101 W C WHITE SUR
BELLVILLE HOSP	2,110	130	RRC 10018 10041
AUSTIN CO PREC1	2,110	130	Agent: 077
HB1984: The Appraised value of \$130 in 2026 as compared to \$330 in 2021 is a 60.61% decrease.			.005456 Royalty Interest Category: G1 Railroad #: 10018
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,110	0	130
FM RD	2,110	0	130
SPEC RD/BRIDGE	2,110	0	130
BELLVILLE ISD	2,110	0	130
BELLVILLE HOSP	2,110	0	130
AUSTIN CO PREC1	2,110	0	130

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	2,970	320	Lease: 1145 Type: REAL Owner #: 331
FM RD	2,970	320	Legal: MCCASLAND A T A/C 2
SPEC RD/BRIDGE	2,970	320	ENHANCED ENERGY
BELLVILLE ISD	2,970	320	AB 101 W C WHITE SUR
BELLVILLE HOSP	2,970	320	RRC 10132
AUSTIN CO PREC1	2,970	320	Agent: 077
.006945 Royalty Interest Category: G1 Railroad #: 10132			
HB1984: The Appraised value of \$320 in 2026 as compared to \$620 in 2021 is a 48.39% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	620	0	320
FM RD	620	0	320
SPEC RD/BRIDGE	620	0	320
BELLVILLE ISD	620	0	320
BELLVILLE HOSP	620	0	320
AUSTIN CO PREC1	620	0	320

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,400	720	Lease: 600323 Type: REAL Owner #: 331
FM RD	C 4,400	720	Legal: WATERFLOOD UNIT #2 TR 7
SPEC RD/BRIDGE	C 4,400	720	ENHANCED ENERGY
BELLVILLE ISD	C 4,400	720	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,400	720	RRC 8910
AUSTIN CO PREC1	C 4,400	720	Agent: 077
.005456 Royalty Interest Category: G1 Railroad #: 8910			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$720 in 2026 as compared to \$320 in 2021 is a 125.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	320	400
FM RD	330	320	400
SPEC RD/BRIDGE	330	320	400
BELLVILLE ISD	330	320	400
BELLVILLE HOSP	330	320	400
AUSTIN CO PREC1	330	320	400

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,560	260	Lease: 600324 Type: REAL Owner #: 331
FM RD	C 1,560	260	Legal: WATERFLOOD UNIT #2 TR 8
SPEC RD/BRIDGE	C 1,560	260	ENHANCED ENERGY
BELLVILLE ISD	C 1,560	260	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,560	260	RRC 8910
AUSTIN CO PREC1	C 1,560	260	Agent: 077
.006945 Royalty Interest Category: G1 Railroad #: 8910			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$260 in 2026 as compared to \$90 in 2021 is a 188.89% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	120	120	140
FM RD	120	120	140
SPEC RD/BRIDGE	120	120	140
BELLVILLE ISD	120	120	140
BELLVILLE HOSP	120	120	140
AUSTIN CO PREC1	120	120	140

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,180	440	990		
FM RD	3,180	440	990		
SPEC RD/BRIDGE	3,180	440	990		
BELLVILLE ISD	3,180	440	990		
BELLVILLE HOSP	3,180	440	990		
AUSTIN CO PREC1	3,180	440	990		