

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

MARIK CHARLES J JR
618 COUNTRY OAK LN
BELLVILLE TX 77418-3443



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: 3881 758

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	1,960	1,640	Lease: 1024	Type: REAL Owner #: 3881
FM RD	C	1,960	1,640	Legal: GEORGE B W#1	
SPEC RD/BRIDGE	C	1,960	1,640	STRAND ENERGY LC	
BELLVILLE ISD	C	1,960	1,640	AB 124 THOS BELL SUR	
BELLVILLE HOSP	C	1,960	1,640	RRC 63448	
AUSTIN CO PREC1	C	1,960	1,640		
				.001875 Override Royalty	
				Category: G1	
				Railroad #: 27924	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,640 in 2026 as compared to \$310 in 2021 is a 429.03% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,280	100	1,540		
FM RD	1,280	100	1,540		
SPEC RD/BRIDGE	1,280	100	1,540		
BELLVILLE ISD	1,280	100	1,540		
BELLVILLE HOSP	1,280	100	1,540		
AUSTIN CO PREC1	1,280	100	1,540		

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	370	2,550	Lease: 1025 Type: REAL Owner #: 3881
FM RD		C	370	2,550	Legal: SCHILLER W#1
SPEC RD/BRIDGE		C	370	2,550	STRAND ENERGY LLC
BELLVILLE ISD		C	370	2,550	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP		C	370	2,550	RRC 27952
AUSTIN CO PREC1		C	370	2,550	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist					.001250 Royalty Interest Category: G1 Railroad #: 27952
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY			230	2,110	440
FM RD			230	2,110	440
SPEC RD/BRIDGE			230	2,110	440
BELLVILLE ISD			230	2,110	440
BELLVILLE HOSP			230	2,110	440
AUSTIN CO PREC1			230	2,110	440

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY				10	Lease: 600512 Type: REAL Owner #: 3881
FM RD				10	Legal: ENGLAND-VIRNAU W#1
SPEC RD/BRIDGE				10	JAMEX INC
SEALY ISD	G			10	AB 170 VITAL FLORES
AUSTIN CO PREC4	G			10	RRC 184600
AUST CO ESD #2	G			10	
Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist					.000042 Royalty Interest Category: G1 Railroad #: 184600
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY			0	0	10
FM RD			0	0	10
SPEC RD/BRIDGE			0	0	10
SEALY ISD			0	10	0
AUSTIN CO PREC4			0	10	0
AUST CO ESD #2			0	10	0

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		C	640	1,010	Lease: 600662 Type: REAL Owner #: 3881
BELLVILLE ISD		C	640	1,010	Legal: SCHILLER #6
FM RD		C	640	1,010	STRAND ENERGY LC
SPEC RD/BRIDGE		C	640	1,010	AB 243 KUYKENDALL A SUR
BELLVILLE HOSP		C	640	1,010	RRC 232647
AUSTIN CO PREC2		C	640	1,010	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,010 in 2026 as compared to \$1,070 in 2021 is a 5.61% decrease.					.001250 Override Royalty Category: G1 Railroad #: 232647
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY			640	240	770
BELLVILLE ISD			640	240	770
FM RD			640	240	770
SPEC RD/BRIDGE			640	240	770
BELLVILLE HOSP			640	240	770
AUSTIN CO PREC2			640	240	770

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	1,440	1,350	Lease: 600751	Type: REAL	Owner #: 3881
FM RD	C	1,440	1,350	Legal: GEORGE B W#5		
SPEC RD/BRIDGE	C	1,440	1,350	STRAND ENERGY LC		
BELLVILLE ISD	C	1,440	1,350	AB 314 WRIGHT HRS F		
BELLVILLE HOSP	C	1,440	1,350	RRC 286048		
AUSTIN CO PREC2	C	1,440	1,350			
				.001875 Override Royalty		
				Category: G1		
				Railroad #: 286048		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,350 in 2026 as compared to \$480 in 2021 is a 181.25% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		90	1,250	100		
FM RD		90	1,250	100		
SPEC RD/BRIDGE		90	1,250	100		
BELLVILLE ISD		90	1,250	100		
BELLVILLE HOSP		90	1,250	100		
AUSTIN CO PREC2		90	1,250	100		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,240	3,700	2,860		
FM RD	2,240	3,700	2,860		
SPEC RD/BRIDGE	2,240	3,700	2,860		
BELLVILLE ISD	2,240	3,700	2,850		
BELLVILLE HOSP	2,240	3,700	2,850		
AUSTIN CO PREC1	1,510	2,210	1,980		
SEALY ISD	0	10	0		
AUSTIN CO PREC4	0	10	0		
AUST CO ESD #2	0	10	0		
AUSTIN CO PREC2	730	1,490	870		

