

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

OAKLEY GLADYS M
PO BOX 57
BELLVILLE TX 77418-0057



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: 4547 876

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	580		540	Lease: 600348	Type: REAL Owner #: 4547
FM RD		C	580		540	Legal: WATERFLOOD UNIT #1 TR 18	
SPEC RD/BRIDGE		C	580		540	ENHANCED ENERGY	
BELLVILLE ISD		C	580		540	AB 101 W C WHITE SUR	
BELLVILLE HOSP		C	580		540	RRC 8909	
AUSTIN CO PREC1		C	580		540		
						.003646 Royalty Interest	
						Category: G1	
						Railroad #: 8909	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$540 in 2026 as compared to \$70 in 2021 is a 671.43% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions		Proposed Taxable (Less Deductions)	
COUNTY		270		210		330	
FM RD		270		210		330	
SPEC RD/BRIDGE		270		210		330	
BELLVILLE ISD		270		210		330	
BELLVILLE HOSP		270		210		330	
AUSTIN CO PREC1		270		210		330	

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	350	Lease: 600349 Type: REAL Owner #: 4547
FM RD	C 370	350	Legal: WATERFLOOD UNIT #1 TR 19
SPEC RD/BRIDGE	C 370	350	ENHANCED ENERGY
BELLVILLE ISD	C 370	350	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 370	350	RRC 8909
AUSTIN CO PREC1	C 370	350	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003645 Royalty Interest
HB1984: The Appraised value of \$350 in 2026 as compared to \$50 in 2021 is a 600.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	170	140	210
FM RD	170	140	210
SPEC RD/BRIDGE	170	140	210
BELLVILLE ISD	170	140	210
BELLVILLE HOSP	170	140	210
AUSTIN CO PREC1	170	140	210

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	440	350	540
FM RD	440	350	540
SPEC RD/BRIDGE	440	350	540
BELLVILLE ISD	440	350	540
BELLVILLE HOSP	440	350	540
AUSTIN CO PREC1	440	350	540