

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

NEELY R A
3100 RABBS PRAIRIE RD
LA GRANGE TX 78945



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: 4582 856
 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	200	170	Lease: 600334	Type: REAL Owner #: 4582
FM RD	C	200	170	Legal: RB MIOCENE UNIT #3 TR 3	
SPEC RD/BRIDGE	C	200	170	ENHANCED ENERGY	
BELLVILLE ISD	C	200	170	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	200	170	RRC 27902	
AUSTIN CO PREC1	C	200	170		
				.001777 Royalty Interest	
				Category: G1	
				Railroad #: 27902	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$170 in 2026 as compared to \$40 in 2021 is a 325.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	120	50		
FM RD	40	120	50		
SPEC RD/BRIDGE	40	120	50		
BELLVILLE ISD	40	120	50		
BELLVILLE HOSP	40	120	50		
AUSTIN CO PREC1	40	120	50		

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 70	70	Lease: 600338 Type: REAL Owner #: 4582
FM RD	C 70	70	Legal: WATERFLOOD UNIT #1 TR 3
SPEC RD/BRIDGE	C 70	70	ENHANCED ENERGY
BELLVILLE ISD	C 70	70	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 70	70	RRC 8909
AUSTIN CO PREC1	C 70	70	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001481 Royalty Interest
HB1984: The Appraised value of \$70 in 2026 as compared to \$10 in 2021 is a 600.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	40	30
FM RD	30	40	30
SPEC RD/BRIDGE	30	40	30
BELLVILLE ISD	30	40	30
BELLVILLE HOSP	30	40	30
AUSTIN CO PREC1	30	40	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,120	1,040	Lease: 600359 Type: REAL Owner #: 4582
FM RD	C 1,120	1,040	Legal: WATERFLOOD UNIT #1 TR 29
SPEC RD/BRIDGE	C 1,120	1,040	ENHANCED ENERGY
BELLVILLE ISD	C 1,120	1,040	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,120	1,040	RRC 8909
AUSTIN CO PREC1	C 1,120	1,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001777 Royalty Interest
HB1984: The Appraised value of \$1,040 in 2026 as compared to \$140 in 2021 is a 642.86% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	420	620
FM RD	520	420	620
SPEC RD/BRIDGE	520	420	620
BELLVILLE ISD	520	420	620
BELLVILLE HOSP	520	420	620
AUSTIN CO PREC1	520	420	620

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	600	90	Lease: 600785 Type: REAL Owner #: 4582
FM RD	600	90	Legal: WILSON, J W W#26
SPEC RD/BRIDGE	600	90	ENHANCED ENERGY PART
BELLVILLE ISD	600	90	AB 46 HARVEY WILLIAM
BELLVILLE HOSP	600	90	RRC 27893
AUSTIN CO PREC1	600	90	
No 2021 Hist			.001777 Royalty Interest
			Category: G1
			Railroad #: 27893
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	600	0	90
FM RD	600	0	90
SPEC RD/BRIDGE	600	0	90
BELLVILLE ISD	600	0	90
BELLVILLE HOSP	600	0	90
AUSTIN CO PREC1	600	0	90

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,190	580	790		
FM RD	1,190	580	790		
SPEC RD/BRIDGE	1,190	580	790		
BELLVILLE ISD	1,190	580	790		
BELLVILLE HOSP	1,190	580	790		
AUSTIN CO PREC1	1,190	580	790		