

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

POWELL MARY ALICE
1320 BOSTIK RD
CAT SPRING TX 78933-5477



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: 501545 942

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 #: 501545
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 #: 501545
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		.001250 Royalty Interest	
No 2021 Hist				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 #: 501545
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		.000042 Royalty Interest	
No 2021 Hist				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 #: 501545
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		.001250 Override Royalty	
HB1984: The Appraised value of \$1,010 in 2026 as compared to \$1,070 in 2021 is a 5.61% decrease.				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 #: 501545
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		

