

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

MANNING SANFORD E
919 IVY RD
KEMAH TX 77565-2352



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: 501871 752

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	140	130	Lease: 600341 Type: REAL Owner #: 501871	
FM RD		C	140	130	Legal: WATERFLOOD UNIT #1 TR 7	
SPEC RD/BRIDGE		C	140	130	ENHANCED ENERGY	
BELLVILLE ISD		C	140	130	AB 101 W C WHITE SUR	
BELLVILLE HOSP		C	140	130	RRC 8909	
AUSTIN CO PREC1		C	140	130		
					.005859 Royalty Interest	
					Category: G1	
					Railroad #: 8909	
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$130 in 2026		as compared to \$20 in 2021		is a 550.00% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	70	40	90			
FM RD	70	40	90			
SPEC RD/BRIDGE	70	40	90			
BELLVILLE ISD	70	40	90			
BELLVILLE HOSP	70	40	90			
AUSTIN CO PREC1	70	40	90			

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 2,420	2,260	Lease: 600351 Type: REAL Owner #: 501871
FM RD	C 2,420	2,260	Legal: WATERFLOOD UNIT #1 TR 21
SPEC RD/BRIDGE	C 2,420	2,260	ENHANCED ENERGY
BELLVILLE ISD	C 2,420	2,260	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,420	2,260	RRC 8909
AUSTIN CO PREC1	C 2,420	2,260	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005860 Royalty Interest
HB1984: The Appraised value of \$2,260 in 2026 as compared to \$300 in 2021 is a 653.33% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,110	930	1,330
FM RD	1,110	930	1,330
SPEC RD/BRIDGE	1,110	930	1,330
BELLVILLE ISD	1,110	930	1,330
BELLVILLE HOSP	1,110	930	1,330
AUSTIN CO PREC1	1,110	930	1,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 400	370	Lease: 600383 Type: REAL Owner #: 501871
FM RD	C 400	370	Legal: WATERFLOOD UNIT #1 TR 8
SPEC RD/BRIDGE	C 400	370	ENHANCED ENERGY
BELLVILLE ISD	C 400	370	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 400	370	RRC 8909
AUSTIN CO PREC1	C 400	370	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005859 Royalty Interest
HB1984: The Appraised value of \$370 in 2026 as compared to \$50 in 2021 is a 640.00% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	150	220
FM RD	190	150	220
SPEC RD/BRIDGE	190	150	220
BELLVILLE ISD	190	150	220
BELLVILLE HOSP	190	150	220
AUSTIN CO PREC1	190	150	220

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,130	480	Lease: 600439 Type: REAL Owner #: 501871
FM RD	C 1,130	480	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 1,130	480	BEAR CREEK ENERGY
BELLVILLE ISD	C 1,130	480	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,130	480	RRC 22668
AUSTIN CO PREC1	C 1,130	480	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003092 Royalty Interest
HB1984: The Appraised value of \$480 in 2026 as compared to \$30 in 2021 is a 1500.00% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	30	450
FM RD	370	30	450
SPEC RD/BRIDGE	370	30	450
BELLVILLE ISD	370	30	450
BELLVILLE HOSP	370	30	450
AUSTIN CO PREC1	370	30	450

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	1,280	600	Lease: 600754 Type: REAL Owner #: 501871
FM RD	1,280	600	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	1,280	600	BEAR CREEK ENERGY
BELLVILLE ISD	1,280	600	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,280	600	RRC 22794
AUSTIN CO PREC1	1,280	600	
HB1984: The Appraised value of \$600 in 2026 as compared to \$270 in 2021 is a 122.22% increase.			.003092 Royalty Interest Category: G1 Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,000	0	600
FM RD	1,000	0	600
SPEC RD/BRIDGE	1,000	0	600
BELLVILLE ISD	1,000	0	600
BELLVILLE HOSP	1,000	0	600
AUSTIN CO PREC1	1,000	0	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 340	310	Lease: 600755 Type: REAL Owner #: 501871
FM RD	C 340	310	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 340	310	BEAR CREEK ENERGY
BELLVILLE ISD	C 340	310	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 340	310	RRC 22890
AUSTIN CO PREC1	C 340	310	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.003092 Royalty Interest Category: G1 Railroad #: 22890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	40	270
FM RD	230	40	270
SPEC RD/BRIDGE	230	40	270
BELLVILLE ISD	230	40	270
BELLVILLE HOSP	230	40	270
AUSTIN CO PREC1	230	40	270

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	340	150	Lease: 600756 Type: REAL Owner #: 501871
FM RD	340	150	Legal: HERMAN W#6
SPEC RD/BRIDGE	340	150	BEAR CREEK ENERGY
BELLVILLE ISD	340	150	AB 101 W C WHITE SUR
BELLVILLE HOSP	340	150	RRC 23042
AUSTIN CO PREC1	340	150	
HB1984: The Appraised value of \$150 in 2026 as compared to \$10 in 2021 is a 1400.00% increase.			.003092 Royalty Interest Category: G1 Railroad #: 23042
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	0	150
FM RD	240	0	150
SPEC RD/BRIDGE	240	0	150
BELLVILLE ISD	240	0	150
BELLVILLE HOSP	240	0	150
AUSTIN CO PREC1	240	0	150

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,210	1,190	3,110		
FM RD	3,210	1,190	3,110		
SPEC RD/BRIDGE	3,210	1,190	3,110		
BELLVILLE ISD	3,210	1,190	3,110		
BELLVILLE HOSP	3,210	1,190	3,110		
AUSTIN CO PREC1	3,210	1,190	3,110		

