

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

BAKER JOHN HEFLIN
5704 PAINTED VALLEY DR
AUSTIN TX 78759-5501



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:	502059 53
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	600	200	Lease: 1097 Type: REAL Owner #: 502059
FM RD	600	200	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	600	200	ENHANCED ENERGY
BELLVILLE ISD	600	200	AB 101 W C WHITE SUR
BELLVILLE HOSP	600	200	RRC 27891
AUSTIN CO PREC1	600	200	
HB1984: The Appraised value of \$200 in 2026 as compared to \$130 in 2021 is a 53.85% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	0	200
FM RD	180	0	200
SPEC RD/BRIDGE	180	0	200
BELLVILLE ISD	180	0	200
BELLVILLE HOSP	180	0	200
AUSTIN CO PREC1	180	0	200

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	250	Lease: 1287	Type: REAL Owner #: 502059
FM RD	C	70	250	Legal: RB MIOCENE UNIT #1 TR 1	
SPEC RD/BRIDGE	C	70	250	ENHANCED ENERGY	
BELLVILLE ISD	C	70	250	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	70	250	RRC#27901	
AUSTIN CO PREC1	C	70	250		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest	
HB1984: The Appraised value of \$250 in 2026 as compared to \$10 in 2021 is a 2400.00% increase.				Category: G1	
				Railroad #: 27901	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	180	70		
FM RD	60	180	70		
SPEC RD/BRIDGE	60	180	70		
BELLVILLE ISD	60	180	70		
BELLVILLE HOSP	60	180	70		
AUSTIN CO PREC1	60	180	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		60	10	Lease: 600321	Type: REAL Owner #: 502059
FM RD		60	10	Legal: WATERFLOOD UNIT #2 TR 5	
SPEC RD/BRIDGE		60	10	ENHANCED ENERGY	
BELLVILLE ISD		60	10	AB 101 W C WHITE SUR	
BELLVILLE HOSP		60	10	RRC 8910	
AUSTIN CO PREC1		60	10		
No 2021 Hist				.000651 Royalty Interest	
				Category: G1	
				Railroad #: 8910	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	40	0	10		
FM RD	40	0	10		
SPEC RD/BRIDGE	40	0	10		
BELLVILLE ISD	40	0	10		
BELLVILLE HOSP	40	0	10		
AUSTIN CO PREC1	40	0	10		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		140	20	Lease: 600322	Type: REAL Owner #: 502059
FM RD		140	20	Legal: WATERFLOOD UNIT #2 TR 6	
SPEC RD/BRIDGE		140	20	ENHANCED ENERGY	
BELLVILLE ISD		140	20	AB 101 W C WHITE SUR	
BELLVILLE HOSP		140	20	RRC 8910	
AUSTIN CO PREC1		140	20		
HB1984: The Appraised value of \$20 in 2026 as compared to \$10 in 2021 is a 100.00% increase.				.000586 Royalty Interest	
				Category: G1	
				Railroad #: 8910	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	0	20		
FM RD	10	0	20		
SPEC RD/BRIDGE	10	0	20		
BELLVILLE ISD	10	0	20		
BELLVILLE HOSP	10	0	20		
AUSTIN CO PREC1	10	0	20		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	220	180	Lease: 600335 Type: REAL Owner #: 502059
FM RD	C	220	180	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C	220	180	ENHANCED ENERGY
BELLVILLE ISD	C	220	180	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	220	180	RRC 27902
AUSTIN CO PREC1	C	220	180	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000651 Royalty Interest
HB1984: The Appraised value of \$180 in 2026 as compared to \$40 in 2021 is a 350.00% increase.				Category: G1
				Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	130	50	
FM RD	40	130	50	
SPEC RD/BRIDGE	40	130	50	
BELLVILLE ISD	40	130	50	
BELLVILLE HOSP	40	130	50	
AUSTIN CO PREC1	40	130	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	240	220	Lease: 600345 Type: REAL Owner #: 502059
FM RD	C	240	220	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C	240	220	ENHANCED ENERGY
BELLVILLE ISD	C	240	220	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	240	220	RRC 8909
AUSTIN CO PREC1	C	240	220	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000650 Royalty Interest
HB1984: The Appraised value of \$220 in 2026 as compared to \$30 in 2021 is a 633.33% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	120	80	140	
FM RD	120	80	140	
SPEC RD/BRIDGE	120	80	140	
BELLVILLE ISD	120	80	140	
BELLVILLE HOSP	120	80	140	
AUSTIN CO PREC1	120	80	140	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	30	30	Lease: 600357 Type: REAL Owner #: 502059
FM RD	C	30	30	Legal: WATERFLOOD UNIT #1 TR 27
SPEC RD/BRIDGE	C	30	30	ENHANCED ENERGY
BELLVILLE ISD	C	30	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	30	30	RRC 8909
AUSTIN CO PREC1	C	30	30	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001198 Royalty Interest
No 2021 Hist				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10	10	20	
FM RD	10	10	20	
SPEC RD/BRIDGE	10	10	20	
BELLVILLE ISD	10	10	20	
BELLVILLE HOSP	10	10	20	
AUSTIN CO PREC1	10	10	20	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	390	250	Lease: 600430 Type: REAL Owner #: 502059
FM RD	390	250	Legal: WILSON OLLIE W#12
SPEC RD/BRIDGE	390	250	BEAR CREEK ENERGY
BELLVILLE ISD	390	250	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	390	250	RRC 22132
AUSTIN CO PREC1	390	250	
HB1984: The Appraised value of \$250 in 2026 as compared to \$240 in 2021 is a 4.17% increase.			.002397 Royalty Interest Category: G1 Railroad #: 22132
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	0	250
FM RD	230	0	250
SPEC RD/BRIDGE	230	0	250
BELLVILLE ISD	230	0	250
BELLVILLE HOSP	230	0	250
AUSTIN CO PREC1	230	0	250

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	90	50	Lease: 600438 Type: REAL Owner #: 502059
FM RD	90	50	Legal: WILSON OLLIE W#16
SPEC RD/BRIDGE	90	50	BEAR CREEK ENERGY
BELLVILLE ISD	90	50	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	90	50	RRC 22292
AUSTIN CO PREC1	90	50	
HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% increase.			.002397 Royalty Interest Category: G1 Railroad #: 22292
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	60	0	50
FM RD	60	0	50
SPEC RD/BRIDGE	60	0	50
BELLVILLE ISD	60	0	50
BELLVILLE HOSP	60	0	50
AUSTIN CO PREC1	60	0	50

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	330	260	Lease: 600447 Type: REAL Owner #: 502059
FM RD	330	260	Legal: WILSON W#19
SPEC RD/BRIDGE	330	260	BEAR CREEK ENERGY
BELLVILLE ISD	330	260	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	330	260	RRC 22895
AUSTIN CO PREC1	330	260	
HB1984: The Appraised value of \$260 in 2026 as compared to \$220 in 2021 is a 18.18% increase.			.002397 Royalty Interest Category: G1 Railroad #: 22895
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	330	0	260
FM RD	330	0	260
SPEC RD/BRIDGE	330	0	260
BELLVILLE ISD	330	0	260
BELLVILLE HOSP	330	0	260
AUSTIN CO PREC1	330	0	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	500	290	Lease: 600456 Type: REAL Owner #: 502059
BELLVILLE ISD	500	290	Legal: WILSON OLLIE W#1
FM RD	500	290	BEAR CREEK ENERGY
SPEC RD/BRIDGE	500	290	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	500	290	RRC 19750
AUSTIN CO PREC1	500	290	
HB1984: The Appraised value of \$290 in 2026 as compared to \$20 in 2021 is a 1350.00% increase.			.002396 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	260	0	290
BELLVILLE ISD	260	0	290
FM RD	260	0	290
SPEC RD/BRIDGE	260	0	290
BELLVILLE HOSP	260	0	290
AUSTIN CO PREC1	260	0	290

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	750	430	Lease: 600457 Type: REAL Owner #: 502059
BELLVILLE ISD	750	430	Legal: WILSON OLLIE W#7 & 15
FM RD	750	430	BEAR CREEK ENERGY
SPEC RD/BRIDGE	750	430	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	750	430	RRC 19750
AUSTIN CO PREC1	750	430	
HB1984: The Appraised value of \$430 in 2026 as compared to \$30 in 2021 is a 1333.33% increase.			.002397 Royalty Interest Category: G1 Railroad #: 19750
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	390	0	430
BELLVILLE ISD	390	0	430
FM RD	390	0	430
SPEC RD/BRIDGE	390	0	430
BELLVILLE HOSP	390	0	430
AUSTIN CO PREC1	390	0	430

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	50	30	Lease: 600648 Type: REAL Owner #: 502059
FM RD	50	30	Legal: WILSON OLLIE W#2A
SPEC RD/BRIDGE	50	30	BEAR CREEK ENERGY
BELLVILLE ISD	50	30	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	50	30	RRC 23602
AUSTIN CO PREC1	50	30	
No 2021 Hist			.002397 Royalty Interest Category: G1 Railroad #: 23602
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	0	30
FM RD	50	0	30
SPEC RD/BRIDGE	50	0	30
BELLVILLE ISD	50	0	30
BELLVILLE HOSP	50	0	30
AUSTIN CO PREC1	50	0	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 440	650	Lease: 600701 Type: REAL Owner #: 502059
FM RD	C 440	650	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 440	650	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 440	650	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 440	650	RRC 25625
AUSTIN CO PREC1	C 440	650	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000193 Royalty Interest
HB1984: The Appraised value of \$650 in 2026 as compared to \$160 in 2021 is a 306.25% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	120	530
FM RD	440	120	530
SPEC RD/BRIDGE	440	120	530
BELLVILLE ISD	440	120	530
BELLVILLE HOSP	440	120	530
AUSTIN CO PREC1	440	120	530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	70	Lease: 600717 Type: REAL Owner #: 502059
FM RD	70	70	Legal: A A SANDERS
SPEC RD/BRIDGE	70	70	ENHANCED ENERGY
BELLVILLE ISD	70	70	AB 101 W C WHITE SUR
BELLVILLE HOSP	70	70	RRC 25793
AUSTIN CO PREC1	70	70	
HB1984: The Appraised value of \$70 in 2026 as compared to \$50 in 2021 is a 40.00% increase.			.000651 Royalty Interest
			Category: G1
			Railroad #: 25793
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	70
FM RD	70	0	70
SPEC RD/BRIDGE	70	0	70
BELLVILLE ISD	70	0	70
BELLVILLE HOSP	70	0	70
AUSTIN CO PREC1	70	0	70

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	70	70	Lease: 600784 Type: REAL Owner #: 502059
FM RD	70	70	Legal: WILSON OLLIE W#7
SPEC RD/BRIDGE	70	70	BEAR CREEK ENERGY LL
BELLVILLE ISD	70	70	AB 46 HARVEY W
BELLVILLE HOSP	70	70	API 015-30649
AUSTIN CO PREC1	70	70	
No 2021 Hist			.002397 Royalty Interest
			Category: G1
			Railroad #: 22353
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	0	70
FM RD	70	0	70
SPEC RD/BRIDGE	70	0	70
BELLVILLE ISD	70	0	70
BELLVILLE HOSP	70	0	70
AUSTIN CO PREC1	70	0	70

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,360	520	2,490		
FM RD	2,360	520	2,490		
SPEC RD/BRIDGE	2,360	520	2,490		
BELLVILLE ISD	2,360	520	2,490		
BELLVILLE HOSP	2,360	520	2,490		
AUSTIN CO PREC1	2,360	520	2,490		