

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

JONES MARCELINE WAAK
106 W PHLOX DR
BELLVILLE TX 77418-1923



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:	502401 603
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		620	210	Lease: 1095 Type: REAL Owner #: 502401		
FM RD		620	210	Legal: GRAWUNDER HERMAN		
SPEC RD/BRIDGE		620	210	BEAR CREEK ENERGY		
BELLVILLE ISD		620	210	AB 101 W C WHITE SUR		
BELLVILLE HOSP		620	210	RRC 7899		
AUSTIN CO PREC1		620	210			
				.000868 Royalty Interest		
				Category: G1		
				Railroad #: 7899		
No 2021 Hist						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		190	0	210		
FM RD		190	0	210		
SPEC RD/BRIDGE		190	0	210		
BELLVILLE ISD		190	0	210		
BELLVILLE HOSP		190	0	210		
AUSTIN CO PREC1		190	0	210		

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 320	140	Lease: 600439 Type: REAL Owner #: 502401
FM RD	C 320	140	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 320	140	BEAR CREEK ENERGY
BELLVILLE ISD	C 320	140	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 320	140	RRC 22668
AUSTIN CO PREC1	C 320	140	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000869 Royalty Interest
HB1984: The Appraised value of \$140 in 2026 as compared to \$10 in 2021 is a 1300.00% increase.			Category: G1
			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	100	20	120
FM RD	100	20	120
SPEC RD/BRIDGE	100	20	120
BELLVILLE ISD	100	20	120
BELLVILLE HOSP	100	20	120
AUSTIN CO PREC1	100	20	120

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 2,810	1,540	Lease: 600567 Type: REAL Owner #: 502401
FM RD	C 2,810	1,540	Legal: GRAWUNDER "B"
SPEC RD/BRIDGE	C 2,810	1,540	BEAR CREEK ENERGY
BELLVILLE ISD	C 2,810	1,540	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,810	1,540	RRC 27897
AUSTIN CO PREC1	C 2,810	1,540	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007234 Royalty Interest
HB1984: The Appraised value of \$1,540 in 2026 as compared to \$30 in 2021 is a 5033.33% increase.			Category: G1
			Railroad #: 27897
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,140	180	1,360
FM RD	1,140	180	1,360
SPEC RD/BRIDGE	1,140	180	1,360
BELLVILLE ISD	1,140	180	1,360
BELLVILLE HOSP	1,140	180	1,360
AUSTIN CO PREC1	1,140	180	1,360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	360	170	Lease: 600754 Type: REAL Owner #: 502401
FM RD	360	170	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	360	170	BEAR CREEK ENERGY
BELLVILLE ISD	360	170	AB 101 W C WHITE SUR
BELLVILLE HOSP	360	170	RRC 22794
AUSTIN CO PREC1	360	170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000869 Royalty Interest
HB1984: The Appraised value of \$170 in 2026 as compared to \$80 in 2021 is a 112.50% increase.			Category: G1
			Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	280	0	170
FM RD	280	0	170
SPEC RD/BRIDGE	280	0	170
BELLVILLE ISD	280	0	170
BELLVILLE HOSP	280	0	170
AUSTIN CO PREC1	280	0	170

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	100	90	Lease: 600755	Type: REAL Owner #: 502401
FM RD	C	100	90	Legal: HERMAN W#5	
SPEC RD/BRIDGE	C	100	90	BEAR CREEK ENERGY	
BELLVILLE ISD	C	100	90	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	100	90	RRC 22890	
AUSTIN CO PREC1	C	100	90		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000869 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 22890	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	20	70		
FM RD	60	20	70		
SPEC RD/BRIDGE	60	20	70		
BELLVILLE ISD	60	20	70		
BELLVILLE HOSP	60	20	70		
AUSTIN CO PREC1	60	20	70		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY		100	40	Lease: 600756	Type: REAL Owner #: 502401
FM RD		100	40	Legal: HERMAN W#6	
SPEC RD/BRIDGE		100	40	BEAR CREEK ENERGY	
BELLVILLE ISD		100	40	AB 101 W C WHITE SUR	
BELLVILLE HOSP		100	40	RRC 23042	
AUSTIN CO PREC1		100	40		
No 2021 Hist				.000869 Royalty Interest	
				Category: G1	
				Railroad #: 23042	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	70	0	40		
FM RD	70	0	40		
SPEC RD/BRIDGE	70	0	40		
BELLVILLE ISD	70	0	40		
BELLVILLE HOSP	70	0	40		
AUSTIN CO PREC1	70	0	40		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,840	220	1,970		
FM RD	1,840	220	1,970		
SPEC RD/BRIDGE	1,840	220	1,970		
BELLVILLE ISD	1,840	220	1,970		
BELLVILLE HOSP	1,840	220	1,970		
AUSTIN CO PREC1	1,840	220	1,970		

