

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

KOEHN RUBY LEE WAAK
7798 KOEHN RD
BELLVILLE TX 77418-7281

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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: 502403 665 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 #: 502403
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	
No 2021 Hist			.000868 Royalty Interest Category: G1 Railroad #: 7899
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 1,120	1,120	Lease: 1112 Type: REAL Owner #: 502403
FM RD	C 1,120	1,120	Legal: AUSTIN COLLEGE W#24,37,40
SPEC RD/BRIDGE	C 1,120	1,120	ENHANCED ENERGY
BELLVILLE ISD	C 1,120	1,120	AB 46 WILLIAM HARVEY SUR
BELLVILLE HOSP	C 1,120	1,120	RRC 8884
AUSTIN CO PREC1	C 1,120	1,120	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000434 Royalty Interest
HB1984: The Appraised value of \$1,120 in 2026 as compared to \$160 in 2021 is a 600.00% increase.			Category: G1
			Railroad #: 8884
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	810	150	970
FM RD	810	150	970
SPEC RD/BRIDGE	810	150	970
BELLVILLE ISD	810	150	970
BELLVILLE HOSP	810	150	970
AUSTIN CO PREC1	810	150	970

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 320	140	Lease: 600439 Type: REAL Owner #: 502403
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 #: 502403
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 #: 502403
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	
HB1984: The Appraised value of \$170 in 2026 as compared to \$80 in 2021 is a 112.50% increase.			.000869 Royalty Interest 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 #: 502403
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 No 2021 Hist			.000869 Royalty Interest 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 #: 502403
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	2,650	370	2,940		
FM RD	2,650	370	2,940		
SPEC RD/BRIDGE	2,650	370	2,940		
BELLVILLE ISD	2,650	370	2,940		
BELLVILLE HOSP	2,650	370	2,940		
AUSTIN CO PREC1	2,650	370	2,940		

