

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

KIDWELL MARY NELL
309 BRIAR RIDGE DR
BELLVILLE TX 77418-3419



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: 502513 643

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	10,600	1,730	Lease: 1119	Type: REAL Owner #: 502513
FM RD	C	10,600	1,730	Legal: WATERFLOOD UNIT #2 TR 1	
SPEC RD/BRIDGE	C	10,600	1,730	ENHANCED ENERGY	
BELLVILLE ISD	C	10,600	1,730	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	10,600	1,730	RRC 8909	
AUSTIN CO PREC1	C	10,600	1,730		
				.002604 Royalty Interest	
				Category: G1	
				Railroad #: 8910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,730 in 2026 as compared to \$600 in 2021 is a 188.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	790	780	950		
FM RD	790	780	950		
SPEC RD/BRIDGE	790	780	950		
BELLVILLE ISD	790	780	950		
BELLVILLE HOSP	790	780	950		
AUSTIN CO PREC1	790	780	950		

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 1,170	1,150	Lease: 600386 Type: REAL Owner #: 502513
FM RD	C 1,170	1,150	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 1,170	1,150	ENHANCED ENERGY
BELLVILLE ISD	C 1,170	1,150	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,170	1,150	RRC 19470
AUSTIN CO PREC1	C 1,170	1,150	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002604 Royalty Interest
HB1984: The Appraised value of \$1,150 in 2026 as compared to \$120 in 2021 is a 858.33% increase.			Category: G1
			Railroad #: 19470
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	350	740	410
FM RD	350	740	410
SPEC RD/BRIDGE	350	740	410
BELLVILLE ISD	350	740	410
BELLVILLE HOSP	350	740	410
AUSTIN CO PREC1	350	740	410

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 440	560	Lease: 600735 Type: REAL Owner #: 502513
FM RD	C 440	560	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	C 440	560	ENHANCED ENERGY PART
BELLVILLE ISD	C 440	560	AB 101 WHITE, WC
BELLVILLE HOSP	C 440	560	RRC# 26899
AUSTIN CO PREC1	C 440	560	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001302 Royalty Interest
HB1984: The Appraised value of \$560 in 2026 as compared to \$110 in 2021 is a 409.09% increase.			Category: G1
			Railroad #: 26899
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	30	530
FM RD	440	30	530
SPEC RD/BRIDGE	440	30	530
BELLVILLE ISD	440	30	530
BELLVILLE HOSP	440	30	530
AUSTIN CO PREC1	440	30	530

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,580	1,550	1,890		
FM RD	1,580	1,550	1,890		
SPEC RD/BRIDGE	1,580	1,550	1,890		
BELLVILLE ISD	1,580	1,550	1,890		
BELLVILLE HOSP	1,580	1,550	1,890		
AUSTIN CO PREC1	1,580	1,550	1,890		