

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

SANDER FRED A
4988 CR 31
ANGLETON TX 77515



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: 502522 1047

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	4,790	1,600	Lease: 1097 Type: REAL Owner #: 502522
FM RD	4,790	1,600	Legal: SANDER A A W#6,10F,13
SPEC RD/BRIDGE	4,790	1,600	ENHANCED ENERGY
BELLVILLE ISD	4,790	1,600	AB 101 W C WHITE SUR
BELLVILLE HOSP	4,790	1,600	RRC 27891
AUSTIN CO PREC1	4,790	1,600	
HB1984: The Appraised value of \$1,600 in 2026 as compared to \$1,010 in 2021 is a 58.42% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,450	0	1,600
FM RD	1,450	0	1,600
SPEC RD/BRIDGE	1,450	0	1,600
BELLVILLE ISD	1,450	0	1,600
BELLVILLE HOSP	1,450	0	1,600
AUSTIN CO PREC1	1,450	0	1,600

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 580	1,970	Lease: 1287 Type: REAL Owner #: 502522
FM RD	C 580	1,970	Legal: RB MIOCENE UNIT #1 TR 1
SPEC RD/BRIDGE	C 580	1,970	ENHANCED ENERGY
BELLVILLE ISD	C 580	1,970	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 580	1,970	RRC#27901
AUSTIN CO PREC1	C 580	1,970	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005209 Royalty Interest
HB1984: The Appraised value of \$1,970 in 2026 as compared to \$50 in 2021 is a 3840.00% increase.			Category: G1
			Railroad #: 27901
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	440	1,440	530
FM RD	440	1,440	530
SPEC RD/BRIDGE	440	1,440	530
BELLVILLE ISD	440	1,440	530
BELLVILLE HOSP	440	1,440	530
AUSTIN CO PREC1	440	1,440	530

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,770	1,440	Lease: 600335 Type: REAL Owner #: 502522
FM RD	C 1,770	1,440	Legal: RB MIOCENE UNIT #3 TR 4
SPEC RD/BRIDGE	C 1,770	1,440	ENHANCED ENERGY
BELLVILLE ISD	C 1,770	1,440	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,770	1,440	RRC 27902
AUSTIN CO PREC1	C 1,770	1,440	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005208 Royalty Interest
HB1984: The Appraised value of \$1,440 in 2026 as compared to \$300 in 2021 is a 380.00% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	320	1,060	380
FM RD	320	1,060	380
SPEC RD/BRIDGE	320	1,060	380
BELLVILLE ISD	320	1,060	380
BELLVILLE HOSP	320	1,060	380
AUSTIN CO PREC1	320	1,060	380

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,900	1,770	Lease: 600345 Type: REAL Owner #: 502522
FM RD	C 1,900	1,770	Legal: WATERFLOOD UNIT #1 TR 15
SPEC RD/BRIDGE	C 1,900	1,770	ENHANCED ENERGY
BELLVILLE ISD	C 1,900	1,770	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,900	1,770	RRC 8909
AUSTIN CO PREC1	C 1,900	1,770	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005208 Royalty Interest
HB1984: The Appraised value of \$1,770 in 2026 as compared to \$230 in 2021 is a 669.57% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	720	1,050
FM RD	880	720	1,050
SPEC RD/BRIDGE	880	720	1,050
BELLVILLE ISD	880	720	1,050
BELLVILLE HOSP	880	720	1,050
AUSTIN CO PREC1	880	720	1,050

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,530	5,170	Lease: 600701 Type: REAL Owner #: 502522
FM RD	C 3,530	5,170	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 3,530	5,170	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 3,530	5,170	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,530	5,170	RRC 25625
AUSTIN CO PREC1	C 3,530	5,170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001548 Royalty Interest
HB1984: The Appraised value of \$5,170 in 2026 as compared to \$1,280 in 2021 is a 303.91% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,530	930	4,240
FM RD	3,530	930	4,240
SPEC RD/BRIDGE	3,530	930	4,240
BELLVILLE ISD	3,530	930	4,240
BELLVILLE HOSP	3,530	930	4,240
AUSTIN CO PREC1	3,530	930	4,240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 570	530	Lease: 600717 Type: REAL Owner #: 502522
FM RD	C 570	530	Legal: A A SANDERS
SPEC RD/BRIDGE	C 570	530	ENHANCED ENERGY
BELLVILLE ISD	C 570	530	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 570	530	RRC 25793
AUSTIN CO PREC1	C 570	530	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005208 Royalty Interest
HB1984: The Appraised value of \$530 in 2026 as compared to \$430 in 2021 is a 23.26% increase.			Category: G1
			Railroad #: 25793
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	500	30
FM RD	30	500	30
SPEC RD/BRIDGE	30	500	30
BELLVILLE ISD	30	500	30
BELLVILLE HOSP	30	500	30
AUSTIN CO PREC1	30	500	30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	6,650	4,650	7,830		
FM RD	6,650	4,650	7,830		
SPEC RD/BRIDGE	6,650	4,650	7,830		
BELLVILLE ISD	6,650	4,650	7,830		
BELLVILLE HOSP	6,650	4,650	7,830		
AUSTIN CO PREC1	6,650	4,650	7,830		

