

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

ROSSELLI JOHN CARMEL
PO BOX 762
BELLVILLE TX 77418-0762



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: 502785 1027

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	850	140	Lease: 600328 Type: REAL Owner #: 502785
FM RD		C	850	140	Legal: WATERFLOOD UNIT #2 TR 12
SPEC RD/BRIDGE		C	850	140	ENHANCED ENERGY
BELLVILLE ISD	G	C	850	140	AB 101 W C WHITE SUR
BELLVILLE HOSP	G	C	850	140	RRC 8910
AUSTIN CO PREC1	G	C	850	140	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					.004557 Royalty Interest
HB1984: The Appraised value of \$140 in 2026 as compared to \$50 in 2021 is a 180.00% increase.					Category: G1
					Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions		Proposed Taxable (Less Deductions)	
COUNTY	60	70		70	
FM RD	60	70		70	
SPEC RD/BRIDGE	60	70		70	
BELLVILLE ISD	0	140		0	
BELLVILLE HOSP	0	140		0	
AUSTIN CO PREC1	0	140		0	

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		60	10	Lease: 600330	Type: REAL	Owner #: 502785
FM RD		60	10	Legal: WATERFLOOD UNIT #2 TR 14		
SPEC RD/BRIDGE		60	10	ENHANCED ENERGY		
BELLVILLE ISD	G	60	10	AB 101 W C WHITE SUR		
BELLVILLE HOSP	G	60	10	RRC 8910		
AUSTIN CO PREC1	G	60	10			
Deductions: (G)=LESS THAN \$500 MIN INT No 2021 Hist				.004557 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	0	10	0			
BELLVILLE HOSP	0	10	0			
AUSTIN CO PREC1	0	10	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C 160	150	Lease: 600342	Type: REAL	Owner #: 502785
FM RD		C 160	150	Legal: WATERFLOOD UNIT #1 TR 9		
SPEC RD/BRIDGE		C 160	150	ENHANCED ENERGY		
BELLVILLE ISD	G	C 160	150	AB 101 W C WHITE SUR		
BELLVILLE HOSP	G	C 160	150	RRC 8909		
AUSTIN CO PREC1	G	C 160	150			
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000891 Override Royalty		
HB1984: The Appraised value of \$150 in 2026 as compared to \$20 in 2021 is a 650.00% increase.				Category: G1		
				Railroad #: 8909		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	70	60	90			
FM RD	70	60	90			
SPEC RD/BRIDGE	70	60	90			
BELLVILLE ISD	0	150	0			
BELLVILLE HOSP	0	150	0			
AUSTIN CO PREC1	0	150	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C 70	60	Lease: 600343	Type: REAL	Owner #: 502785
FM RD		C 70	60	Legal: WATERFLOOD UNIT #1 TR 12		
SPEC RD/BRIDGE		C 70	60	ENHANCED ENERGY		
BELLVILLE ISD	G	C 70	60	AB 101 W C WHITE SUR		
BELLVILLE HOSP	G	C 70	60	RRC 8909		
AUSTIN CO PREC1	G	C 70	60			
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000319 Royalty Interest		
HB1984: The Appraised value of \$60 in 2026 as compared to \$10 in 2021 is a 500.00% increase.				Category: G1		
				Railroad #: 8909		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	30	30	30			
FM RD	30	30	30			
SPEC RD/BRIDGE	30	30	30			
BELLVILLE ISD	0	60	0			
BELLVILLE HOSP	0	60	0			
AUSTIN CO PREC1	0	60	0			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY		C 30	50	Lease: 600605 Type: REAL Owner #: 502785
FM RD		C 30	50	Legal: HILLBOLDT W#6
SEALY ISD		C 30	50	MAGNUM PRODUCING LP
AUST CO ESD #2		C 30	50	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE		C 30	50	RRC 210200
AUSTIN CO PREC3	G	C 10	30	
AUSTIN CO PREC4	G	C 10	30	.003531 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$50 in 2026 as compared to \$40 in 2021 is a 25.00% increase.				Railroad #: 210200
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	10	40	10	
FM RD	10	40	10	
SEALY ISD	10	40	10	
AUST CO ESD #2	10	40	10	
SPEC RD/BRIDGE	10	40	10	
AUSTIN CO PREC3	0	30	0	
AUSTIN CO PREC4	0	30	0	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY			750	Lease: 600632 Type: REAL Owner #: 502785
SEALY ISD			750	Legal: HILLBOLDT GAS UNIT #2T
AUST CO ESD #2			750	MAGNUM PRODUCING LP
FM RD			750	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE			750	RRC 215622
AUSTIN CO PREC3	G		380	
AUSTIN CO PREC4	G		380	.006988 Royalty Interest
HB1984: The Appraised value of \$750 in 2026 as compared to \$230 in 2021 is a 226.09% increase.				Category: G1
				Railroad #: 215622
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	0	0	750	
SEALY ISD	0	0	750	
AUST CO ESD #2	0	0	750	
FM RD	0	0	750	
SPEC RD/BRIDGE	0	0	750	
AUSTIN CO PREC3	0	380	0	
AUSTIN CO PREC4	0	380	0	

Total of all Above Parcels				
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable	
COUNTY	210	200	960	
FM RD	210	200	960	
SPEC RD/BRIDGE	210	200	960	
BELLVILLE ISD	0	360	0	
BELLVILLE HOSP	0	360	0	
AUSTIN CO PREC1	0	360	0	
SEALY ISD	10	40	760	
AUST CO ESD #2	10	40	760	
AUSTIN CO PREC3	0	410	0	
AUSTIN CO PREC4	0	410	0	

