

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

PHILLIPS SUSAN
11411 EBEN RD
INDUSTRY TX 78944-5137



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: 502923 928

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	2,850	880	Lease: 1096 Type: REAL Owner #: 502923
FM RD	2,850	880	Legal: MUELLER A
SPEC RD/BRIDGE	2,850	880	ENHANCED ENERGY
BELLVILLE ISD	2,850	880	AB 101 W C WHITE SUR
BELLVILLE HOSP	2,850	880	RRC 27890
AUSTIN CO PREC1	2,850	880	
HB1984: The Appraised value of \$880 in 2026 as compared to \$710 in 2021 is a 23.94% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,260	0	880
FM RD	2,260	0	880
SPEC RD/BRIDGE	2,260	0	880
BELLVILLE ISD	2,260	0	880
BELLVILLE HOSP	2,260	0	880
AUSTIN CO PREC1	2,260	0	880

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	820	670	Lease: 1300	Type: REAL Owner #: 502923
FM RD	C	820	670	Legal: RB MIOCENE UNIT #3 TR 1	
SPEC RD/BRIDGE	C	820	670	ENHANCED ENERGY	
BELLVILLE ISD	C	820	670	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	820	670	RRC 27902	
AUSTIN CO PREC1	C	820	670		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002442 Royalty Interest	
HB1984: The Appraised value of \$670 in 2026		as compared to \$140 in 2021		is a 378.57% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	140	500	170		
FM RD	140	500	170		
SPEC RD/BRIDGE	140	500	170		
BELLVILLE ISD	140	500	170		
BELLVILLE HOSP	140	500	170		
AUSTIN CO PREC1	140	500	170		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	670	620	Lease: 600346	Type: REAL Owner #: 502923
FM RD	C	670	620	Legal: WATERFLOOD UNIT #1 TR 16	
SPEC RD/BRIDGE	C	670	620	ENHANCED ENERGY	
BELLVILLE ISD	C	670	620	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	670	620	RRC 8909	
AUSTIN CO PREC1	C	670	620		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002442 Royalty Interest	
HB1984: The Appraised value of \$620 in 2026		as compared to \$80 in 2021		is a 675.00% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	300	260	360		
FM RD	300	260	360		
SPEC RD/BRIDGE	300	260	360		
BELLVILLE ISD	300	260	360		
BELLVILLE HOSP	300	260	360		
AUSTIN CO PREC1	300	260	360		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	650	2,040	Lease: 600769	Type: REAL Owner #: 502923
FM RD	C	650	2,040	Legal: MUELLER A W#15	
SPEC RD/BRIDGE	C	650	2,040	ENHANCED ENERGY	
BELLVILLE ISD	C	650	2,040	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	650	2,040	RRC #28069	
AUSTIN CO PREC1	C	650	2,040		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.002442 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 28069	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	650	1,260	780		
FM RD	650	1,260	780		
SPEC RD/BRIDGE	650	1,260	780		
BELLVILLE ISD	650	1,260	780		
BELLVILLE HOSP	650	1,260	780		
AUSTIN CO PREC1	650	1,260	780		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,350	2,020	2,190		
FM RD	3,350	2,020	2,190		
SPEC RD/BRIDGE	3,350	2,020	2,190		
BELLVILLE ISD	3,350	2,020	2,190		
BELLVILLE HOSP	3,350	2,020	2,190		
AUSTIN CO PREC1	3,350	2,020	2,190		

