

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

MITCHELL M W
1260 PIN OAK RAOD STE 114
KATY TX 77494



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: 503354 812 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 1,420	610	Lease: 600439 Type: REAL Owner #: 503354
FM RD	C 1,420	610	Legal: HERMAN W#1
SPEC RD/BRIDGE	C 1,420	610	BEAR CREEK ENERGY
BELLVILLE ISD	C 1,420	610	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,420	610	RRC 22668
AUSTIN CO PREC1	C 1,420	610	.003906 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$610 in 2026 as compared to \$40 in 2021 is a 1425.00% increase.			Railroad #: 22668
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	40	570
FM RD	480	40	570
SPEC RD/BRIDGE	480	40	570
BELLVILLE ISD	480	40	570
BELLVILLE HOSP	480	40	570
AUSTIN CO PREC1	480	40	570

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	1,620	760	Lease: 600754 Type: REAL Owner #: 503354
FM RD	1,620	760	Legal: HERMAN W#3 & W#10
SPEC RD/BRIDGE	1,620	760	BEAR CREEK ENERGY
BELLVILLE ISD	1,620	760	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,620	760	RRC 22794
AUSTIN CO PREC1	1,620	760	
HB1984: The Appraised value of \$760 in 2026 as compared to \$340 in 2021 is a 123.53% increase.			.003906 Royalty Interest Category: G1 Railroad #: 22794
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,260	0	760
FM RD	1,260	0	760
SPEC RD/BRIDGE	1,260	0	760
BELLVILLE ISD	1,260	0	760
BELLVILLE HOSP	1,260	0	760
AUSTIN CO PREC1	1,260	0	760

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 430	390	Lease: 600755 Type: REAL Owner #: 503354
FM RD	C 430	390	Legal: HERMAN W#5
SPEC RD/BRIDGE	C 430	390	BEAR CREEK ENERGY
BELLVILLE ISD	C 430	390	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 430	390	RRC 22890
AUSTIN CO PREC1	C 430	390	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED No 2021 Hist			.003906 Royalty Interest Category: G1 Railroad #: 22890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	280	60	330
FM RD	280	60	330
SPEC RD/BRIDGE	280	60	330
BELLVILLE ISD	280	60	330
BELLVILLE HOSP	280	60	330
AUSTIN CO PREC1	280	60	330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	430	190	Lease: 600756 Type: REAL Owner #: 503354
FM RD	430	190	Legal: HERMAN W#6
SPEC RD/BRIDGE	430	190	BEAR CREEK ENERGY
BELLVILLE ISD	430	190	AB 101 W C WHITE SUR
BELLVILLE HOSP	430	190	RRC 23042
AUSTIN CO PREC1	430	190	
HB1984: The Appraised value of \$190 in 2026 as compared to \$10 in 2021 is a 1800.00% increase.			.003906 Royalty Interest Category: G1 Railroad #: 23042
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	0	190
FM RD	300	0	190
SPEC RD/BRIDGE	300	0	190
BELLVILLE ISD	300	0	190
BELLVILLE HOSP	300	0	190
AUSTIN CO PREC1	300	0	190

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,320	100	1,850		
FM RD	2,320	100	1,850		
SPEC RD/BRIDGE	2,320	100	1,850		
BELLVILLE ISD	2,320	100	1,850		
BELLVILLE HOSP	2,320	100	1,850		
AUSTIN CO PREC1	2,320	100	1,850		