

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

CARSON JEFERY F
12926 DAIRY ASHFORD RD STE 100
SUGAR LAND TX 77478-3189



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: 503415 152

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	790		2,680	Lease: 600315	Type: REAL Owner #: 503415
FM RD	C	790		2,680	Legal: RB MIOCENE UNIT #1 TR 2	
SPEC RD/BRIDGE	C	790		2,680	ENHANCED ENERGY	
BELLVILLE ISD	C	790		2,680	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	790		2,680	RRC 27901	
AUSTIN CO PREC1	C	790		2,680		
					.015625 Royalty Interest	
					Category: G1	
					Railroad #: 27901	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$2,680 in 2026 as compared to \$60 in 2021 is a 4366.67% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		600		1,960	720	
FM RD		600		1,960	720	
SPEC RD/BRIDGE		600		1,960	720	
BELLVILLE ISD		600		1,960	720	
BELLVILLE HOSP		600		1,960	720	
AUSTIN CO PREC1		600		1,960	720	

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 3,530	3,290	Lease: 600347 Type: REAL Owner #: 503415
FM RD	C 3,530	3,290	Legal: WATERFLOOD UNIT #1 TR 17
SPEC RD/BRIDGE	C 3,530	3,290	ENHANCED ENERGY
BELLVILLE ISD	C 3,530	3,290	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,530	3,290	RRC 8909
AUSTIN CO PREC1	C 3,530	3,290	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
HB1984: The Appraised value of \$3,290 in 2026 as compared to \$430 in 2021 is a 665.12% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,630	1,340	1,950
FM RD	1,630	1,340	1,950
SPEC RD/BRIDGE	1,630	1,340	1,950
BELLVILLE ISD	1,630	1,340	1,950
BELLVILLE HOSP	1,630	1,340	1,950
AUSTIN CO PREC1	1,630	1,340	1,950

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 14,500	17,660	Lease: 600764 Type: REAL Owner #: 503415
FM RD	C 14,500	17,660	Legal: URBAN BRACEY OU #1 W#1
SPEC RD/BRIDGE	C 14,500	17,660	ENHANCED ENERGY PART
BELLVILLE ISD	C 14,500	17,660	AB 101 WHITE W C
BELLVILLE HOSP	C 14,500	17,660	RRC 27945
AUSTIN CO PREC1	C 14,500	17,660	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.015625 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 27945
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	14,500	260	17,400
FM RD	14,500	260	17,400
SPEC RD/BRIDGE	14,500	260	17,400
BELLVILLE ISD	14,500	260	17,400
BELLVILLE HOSP	14,500	260	17,400
AUSTIN CO PREC1	14,500	260	17,400

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	16,730	3,560	20,070		
FM RD	16,730	3,560	20,070		
SPEC RD/BRIDGE	16,730	3,560	20,070		
BELLVILLE ISD	16,730	3,560	20,070		
BELLVILLE HOSP	16,730	3,560	20,070		
AUSTIN CO PREC1	16,730	3,560	20,070		