

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

BAESEL DEAN W REV TRST 12-9-94
%DEAN W BAESEL TRUSTEE
403 E BROADWAY ST
LEBO KS 66856-9376

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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: 503794 50 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 2,180	2,030	Lease: 600352 Type: REAL Owner #: 503794
FM RD	C 2,180	2,030	Legal: WATERFLOOD UNIT #1 TR 22
SPEC RD/BRIDGE	C 2,180	2,030	ENHANCED ENERGY
BELLVILLE ISD	C 2,180	2,030	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,180	2,030	RRC 8909
AUSTIN CO PREC1	C 2,180	2,030	.013889 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$2,030 in 2026 as compared to \$270 in 2021 is a 651.85% increase.			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	990	840	1,190
FM RD	990	840	1,190
SPEC RD/BRIDGE	990	840	1,190
BELLVILLE ISD	990	840	1,190
BELLVILLE HOSP	990	840	1,190
AUSTIN CO PREC1	990	840	1,190

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	840	780	Lease: 600355 Type: REAL Owner #: 503794		
FM RD		C	840	780	Legal: WATERFLOOD UNIT #1 TR 25		
SPEC RD/BRIDGE		C	840	780	ENHANCED ENERGY		
BELLVILLE ISD		C	840	780	AB 101 W C WHITE SUR		
BELLVILLE HOSP		C	840	780	RRC 8909		
AUSTIN CO PREC1		C	840	780	.013888 Royalty Interest		
					Category: G1		
					Railroad #: 8909		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$780 in 2026		as compared to			\$100 in 2021 is a 680.00% increase.		
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		390		310	470		
FM RD		390		310	470		
SPEC RD/BRIDGE		390		310	470		
BELLVILLE ISD		390		310	470		
BELLVILLE HOSP		390		310	470		
AUSTIN CO PREC1		390		310	470		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,380	1,150	1,660		
FM RD	1,380	1,150	1,660		
SPEC RD/BRIDGE	1,380	1,150	1,660		
BELLVILLE ISD	1,380	1,150	1,660		
BELLVILLE HOSP	1,380	1,150	1,660		
AUSTIN CO PREC1	1,380	1,150	1,660		