

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

LANGE MARILYN SPIESS
17317 WILLIAMS CREEK RD
BLEIBLERVILLE TX 78931-5025



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: 503841 700

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	590	420	Lease: 600461 Type: REAL Owner #: 503841
FM RD	590	420	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	590	420	MAGNOLIA OIL & GAS
BELLVILLE ISD	590	420	AB 49 J HODGE SUR
BELLVILLE HOSP	590	420	RRC 167650
AUSTIN CO PREC2	590	420	
HB1984: The Appraised value of \$420 in 2026 as compared to \$300 in 2021 is a 40.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	0	420
FM RD	590	0	420
SPEC RD/BRIDGE	590	0	420
BELLVILLE ISD	590	0	420
BELLVILLE HOSP	590	0	420
AUSTIN CO PREC2	590	0	420

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 3,410	2,270	Lease: 600572 Type: REAL Owner #: 503841
FM RD	C 3,410	2,270	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 3,410	2,270	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 3,410	2,270	AB 49 J HODGE SUR
BELLVILLE HOSP	C 3,410	2,270	RRC 203906
AUSTIN CO PREC2	C 3,410	2,270	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010010 Royalty Interest
HB1984: The Appraised value of \$2,270 in 2026 as compared to \$620 in 2021 is a 266.13% increase.			Category: G1
			Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	970	1,100	1,170
FM RD	970	1,100	1,170
SPEC RD/BRIDGE	970	1,100	1,170
BELLVILLE ISD	970	1,100	1,170
BELLVILLE HOSP	970	1,100	1,170
AUSTIN CO PREC2	970	1,100	1,170

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	1,560	1,100	1,590
FM RD	1,560	1,100	1,590
SPEC RD/BRIDGE	1,560	1,100	1,590
BELLVILLE ISD	1,560	1,100	1,590
BELLVILLE HOSP	1,560	1,100	1,590
AUSTIN CO PREC2	1,560	1,100	1,590