

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

WENDLER ROSALINE
3850 WIEGHAT LN
BRENHAM TX 77833-8650

|||||

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: 503847 1315

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	310	220	Lease: 600461 Type: REAL Owner #: 503847
FM RD	310	220	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	310	220	MAGNOLIA OIL & GAS
BELLVILLE ISD	310	220	AB 49 J HODGE SUR
BELLVILLE HOSP	310	220	RRC 167650
AUSTIN CO PREC2	310	220	
HB1984: The Appraised value of \$220 in 2026 as compared to \$160 in 2021 is a 37.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	310	0	220
FM RD	310	0	220
SPEC RD/BRIDGE	310	0	220
BELLVILLE ISD	310	0	220
BELLVILLE HOSP	310	0	220
AUSTIN CO PREC2	310	0	220

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 190	380	Lease: 600463 Type: REAL Owner #: 503847
FM RD	C 190	380	Legal: GLAESER UNIT W#1
SPEC RD/BRIDGE	C 190	380	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 190	380	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 190	380	RRC 169525
AUSTIN CO PREC2	C 190	380	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003708 Royalty Interest
HB1984: The Appraised value of \$380 in 2026 as compared to \$110 in 2021 is a 245.45% increase.			Category: G1
			Railroad #: 169525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	150	230
FM RD	190	150	230
SPEC RD/BRIDGE	190	150	230
BELLVILLE ISD	190	150	230
BELLVILLE HOSP	190	150	230
AUSTIN CO PREC2	190	150	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,790	1,190	Lease: 600572 Type: REAL Owner #: 503847
FM RD	C 1,790	1,190	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 1,790	1,190	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,790	1,190	AB 49 J HODGE SUR
BELLVILLE HOSP	C 1,790	1,190	RRC 203906
AUSTIN CO PREC2	C 1,790	1,190	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005242 Royalty Interest
HB1984: The Appraised value of \$1,190 in 2026 as compared to \$320 in 2021 is a 271.88% increase.			Category: G1
			Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	500	590	600
FM RD	500	590	600
SPEC RD/BRIDGE	500	590	600
BELLVILLE ISD	500	590	600
BELLVILLE HOSP	500	590	600
AUSTIN CO PREC2	500	590	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 460	870	Lease: 600581 Type: REAL Owner #: 503847
FM RD	C 460	870	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C 460	870	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 460	870	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 460	870	RRC 203319
AUSTIN CO PREC2	C 460	870	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003708 Royalty Interest
HB1984: The Appraised value of \$870 in 2026 as compared to \$200 in 2021 is a 335.00% increase.			Category: G1
			Railroad #: 203319
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	180	650	220
FM RD	180	650	220
SPEC RD/BRIDGE	180	650	220
BELLVILLE ISD	180	650	220
BELLVILLE HOSP	180	650	220
AUSTIN CO PREC2	180	650	220

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,180	1,390	1,270		
FM RD	1,180	1,390	1,270		
SPEC RD/BRIDGE	1,180	1,390	1,270		
BELLVILLE ISD	1,180	1,390	1,270		
BELLVILLE HOSP	1,180	1,390	1,270		
AUSTIN CO PREC2	1,180	1,390	1,270		

