

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

GANSKE SHIRLEY SPIESS
1603 FAULKNER ST
BRENHAM TX 77833-4744



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: 503849 383

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	220	160	Lease: 600461 Type: REAL Owner #: 503849
FM RD	220	160	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	220	160	MAGNOLIA OIL & GAS
BELLVILLE ISD	220	160	AB 49 J HODGE SUR
BELLVILLE HOSP	220	160	RRC 167650
AUSTIN CO PREC2	220	160	
HB1984: The Appraised value of \$160 in 2026 as compared to \$110 in 2021 is a 45.45% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	220	0	160
FM RD	220	0	160
SPEC RD/BRIDGE	220	0	160
BELLVILLE ISD	220	0	160
BELLVILLE HOSP	220	0	160
AUSTIN CO PREC2	220	0	160

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 1,280	850	Lease: 600572 Type: REAL Owner #: 503849
FM RD	C 1,280	850	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 1,280	850	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,280	850	AB 49 J HODGE SUR
BELLVILLE HOSP	C 1,280	850	RRC 203906
AUSTIN CO PREC2	C 1,280	850	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003752 Royalty Interest
HB1984: The Appraised value of \$850 in 2026 as compared to \$230 in 2021 is a 269.57% increase.			Category: G1
			Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	360	420	430
FM RD	360	420	430
SPEC RD/BRIDGE	360	420	430
BELLVILLE ISD	360	420	430
BELLVILLE HOSP	360	420	430
AUSTIN CO PREC2	360	420	430

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	580	420	590
FM RD	580	420	590
SPEC RD/BRIDGE	580	420	590
BELLVILLE ISD	580	420	590
BELLVILLE HOSP	580	420	590
AUSTIN CO PREC2	580	420	590