

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

RAINS AILEEN DIXON TRUST
% LERETA LLC
901 CORPORATE CENTER DRIVE
POMONA CA 91768



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:	503851 965
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 630	1,250	Lease: 600463 Type: REAL Owner #: 503851
FM RD	C 630	1,250	Legal: GLAESER UNIT W#1
SPEC RD/BRIDGE	C 630	1,250	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 630	1,250	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 630	1,250	RRC 169525
AUSTIN CO PREC2	C 630	1,250	Agent: 291
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012288 Royalty Interest
HB1984: The Appraised value of \$1,250 in 2026 as compared to \$350 in 2021 is a 257.14% increase.			Category: G1
			Railroad #: 169525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	630	490	760
FM RD	630	490	760
SPEC RD/BRIDGE	630	490	760
BELLVILLE ISD	630	490	760
BELLVILLE HOSP	630	490	760
AUSTIN CO PREC2	630	490	760

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	8,240	6,940	Lease: 600482 Type: REAL Owner #: 503851
FM RD	8,240	6,940	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	8,240	6,940	MAGNOLIA OIL & GAS
BELLVILLE ISD	8,240	6,940	AB 16 CHAS BENTON
BELLVILLE HOSP	8,240	6,940	RRC 174174
AUSTIN CO PREC2	8,240	6,940	Agent: 291
.006097 Royalty Interest			
Category: G1			
Railroad #: 174174			
HB1984: The Appraised value of \$6,940 in 2026 as compared to \$2,710 in 2021 is a 156.09% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	6,960	0	6,940
FM RD	6,960	0	6,940
SPEC RD/BRIDGE	6,960	0	6,940
BELLVILLE ISD	6,960	0	6,940
BELLVILLE HOSP	6,960	0	6,940
AUSTIN CO PREC2	6,960	0	6,940

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 410	1,800	Lease: 600494 Type: REAL Owner #: 503851
FM RD	C 410	1,800	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 410	1,800	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 410	1,800	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 410	1,800	RRC 175403
AUSTIN CO PREC2	C 410	1,800	Agent: 291
.005391 Royalty Interest			
Category: G1			
Railroad #: 175403			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$1,800 in 2026 as compared to \$200 in 2021 is a 800.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	300	1,440	360
FM RD	300	1,440	360
SPEC RD/BRIDGE	300	1,440	360
BELLVILLE ISD	300	1,440	360
BELLVILLE HOSP	300	1,440	360
AUSTIN CO PREC2	300	1,440	360

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,530	2,880	Lease: 600581 Type: REAL Owner #: 503851
FM RD	C 1,530	2,880	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C 1,530	2,880	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,530	2,880	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 1,530	2,880	RRC 203319
AUSTIN CO PREC2	C 1,530	2,880	Agent: 291
.012288 Royalty Interest			
Category: G1			
Railroad #: 203319			
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$2,880 in 2026 as compared to \$670 in 2021 is a 329.85% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	590	2,170	710
FM RD	590	2,170	710
SPEC RD/BRIDGE	590	2,170	710
BELLVILLE ISD	590	2,170	710
BELLVILLE HOSP	590	2,170	710
AUSTIN CO PREC2	590	2,170	710

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 130	1,420	Lease: 600588 Type: REAL Owner #: 503851
FM RD	C 130	1,420	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 130	1,420	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 130	1,420	AB 16 CHAS BENTON
BELLVILLE HOSP	C 130	1,420	RRC 203886
			Agent: 291
			.006098 Royalty Interest
			Category: G1
			Railroad #: 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$1,420 in 2026 as compared to \$50 in 2021 is a 2740.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	1,390	30
FM RD	20	1,390	30
SPEC RD/BRIDGE	20	1,390	30
BELLVILLE ISD	20	1,390	30
BELLVILLE HOSP	20	1,390	30

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 570	1,620	Lease: 600596 Type: REAL Owner #: 503851
FM RD	C 570	1,620	Legal: RAINS TRUST UNIT #2
SPEC RD/BRIDGE	C 570	1,620	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 570	1,620	AB 60 KUYKENDALL ELIZABETH
BELLVILLE HOSP	C 570	1,620	RRC 206255
AUSTIN CO PREC2	C 570	1,620	Agent: 291
			.005391 Royalty Interest
			Category: G1
			Railroad #: 206255
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$1,620 in 2026 as compared to \$260 in 2021 is a 523.08% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	570	940	680
FM RD	570	940	680
SPEC RD/BRIDGE	570	940	680
BELLVILLE ISD	570	940	680
BELLVILLE HOSP	570	940	680
AUSTIN CO PREC2	570	940	680

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	9,070	6,430	9,480		
FM RD	9,070	6,430	9,480		
SPEC RD/BRIDGE	9,070	6,430	9,480		
BELLVILLE ISD	9,070	6,430	9,480		
BELLVILLE HOSP	9,070	6,430	9,480		
AUSTIN CO PREC2	9,050	5,040	9,450		

