

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

STASKUS PHYLLIS ANN
911 OAKLAND CT
SUGAR LAND TX 77498-2674



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:	503965 1154
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	2,910	480	Lease: 600328 Type: REAL Owner #: 503965		
FM RD		C	2,910	480	Legal: WATERFLOOD UNIT #2 TR 12		
SPEC RD/BRIDGE		C	2,910	480	ENHANCED ENERGY		
BELLVILLE ISD		C	2,910	480	AB 101 W C WHITE SUR		
BELLVILLE HOSP		C	2,910	480	RRC 8910		
AUSTIN CO PREC1		C	2,910	480			
					.015625 Royalty Interest		
					Category: G1		
					Railroad #: 8910		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$480 in 2026		as compared to \$170 in 2021 is a 182.35% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY		220	220	260			
FM RD		220	220	260			
SPEC RD/BRIDGE		220	220	260			
BELLVILLE ISD		220	220	260			
BELLVILLE HOSP		220	220	260			
AUSTIN CO PREC1		220	220	260			

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 2,770	450	Lease: 600329 Type: REAL Owner #: 503965
FM RD	C 2,770	450	Legal: WATERFLOOD UNIT #2 TR 13
SPEC RD/BRIDGE	C 2,770	450	ENHANCED ENERGY
BELLVILLE ISD	C 2,770	450	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 2,770	450	RRC 8910
AUSTIN CO PREC1	C 2,770	450	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.029297 Royalty Interest
HB1984: The Appraised value of \$450 in 2026 as compared to \$160 in 2021 is a 181.25% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	210	240
FM RD	200	210	240
SPEC RD/BRIDGE	200	210	240
BELLVILLE ISD	200	210	240
BELLVILLE HOSP	200	210	240
AUSTIN CO PREC1	200	210	240

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 160	30	Lease: 600330 Type: REAL Owner #: 503965
FM RD	C 160	30	Legal: WATERFLOOD UNIT #2 TR 14
SPEC RD/BRIDGE	C 160	30	ENHANCED ENERGY
BELLVILLE ISD	C 160	30	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 160	30	RRC 8910
AUSTIN CO PREC1	C 160	30	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.011719 Royalty Interest
HB1984: The Appraised value of \$30 in 2026 as compared to \$10 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	10	20
FM RD	10	10	20
SPEC RD/BRIDGE	10	10	20
BELLVILLE ISD	10	10	20
BELLVILLE HOSP	10	10	20
AUSTIN CO PREC1	10	10	20

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	430	440	520		
FM RD	430	440	520		
SPEC RD/BRIDGE	430	440	520		
BELLVILLE ISD	430	440	520		
BELLVILLE HOSP	430	440	520		
AUSTIN CO PREC1	430	440	520		