

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

LAKE JAMES AGENCY
% RYAN LLC
1233 W LOOP S #1500
HOUSTON TX 77027



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:	504031 696
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		680	Lease: 600677 Type: REAL Owner #: 504031
FM RD		680	Legal: KATHY
SPEC RD/BRIDGE		680	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		680	AB 72 NEWMAN J
SEALY ISD		680	RRC 24549
AUST CO ESD #1		680	
AUSTIN CO PREC4		680	Agent: 549
HB1984: The Appraised value of \$680 in 2026 as compared to \$540 in 2021 is a 25.93% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	680
FM RD	0	0	680
SPEC RD/BRIDGE	0	0	680
CTY BRAZOS CTRY	0	0	680
SEALY ISD	0	0	680
AUST CO ESD #1	0	0	680
AUSTIN CO PREC4	0	0	680

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		340	Lease: 600690 Type: REAL Owner #: 504031
FM RD		340	Legal: KATHY #6
SPEC RD/BRIDGE		340	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		340	AB 72 NEWMAN J
SEALY ISD		340	RRC 24649
AUST CO ESD #1		340	
AUSTIN CO PREC4		340	.001250 Royalty Interest Agent: 549
HB1984: The Appraised value of \$340 in 2026 as compared to \$130 in 2021 is a 161.54% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	340
FM RD	0	0	340
SPEC RD/BRIDGE	0	0	340
CTY BRAZOS CTRY	0	0	340
SEALY ISD	0	0	340
AUST CO ESD #1	0	0	340
AUSTIN CO PREC4	0	0	340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	1,020		
FM RD	0	0	1,020		
SPEC RD/BRIDGE	0	0	1,020		
CTY BRAZOS CTRY	0	0	1,020		
SEALY ISD	0	0	1,020		
AUST CO ESD #1	0	0	1,020		
AUSTIN CO PREC4	0	0	1,020		