

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

HOLMES JOHN B JR & DIANNE D
PO BOX 118
BLEIBLERVILLE TX 78931-0118



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: 504194 530

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	510	1,210	Lease: 600483	Type: REAL	Owner #: 504194
FM RD	C	510	1,210	Legal: NEHRKORN UNIT		
SPEC RD/BRIDGE	C	510	1,210	REDBUD E & P INC		
BELLVILLE ISD	C	510	1,210	AB 14 I G BELCHER		
BELLVILLE HOSP	C	510	1,210	RRC 173471		
AUSTIN CO PREC2	C	510	1,210			
				.013397 Royalty Interest		
				Category: G1		
				Railroad #: 173471		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$1,210 in 2026 as compared to \$280 in 2021 is a 332.14% increase.						
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	510		600	610		
FM RD	510		600	610		
SPEC RD/BRIDGE	510		600	610		
BELLVILLE ISD	510		600	610		
BELLVILLE HOSP	510		600	610		
AUSTIN CO PREC2	510		600	610		

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

