

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

RINN FLORENCE HENSKE
SEPERATE PROPERTY
2404 AIRLINE DR
BRENHAM TX 77833-5504



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: 504234 1004

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	12,920	10,880	Lease: 600482 Type: REAL Owner #: 504234
FM RD	12,920	10,880	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	12,920	10,880	MAGNOLIA OIL & GAS
BELLVILLE ISD	12,920	10,880	AB 16 CHAS BENTON
BELLVILLE HOSP	12,920	10,880	RRC 174174
AUSTIN CO PREC2	12,920	10,880	
HB1984: The Appraised value of \$10,880 in 2026 as compared to \$4,250 in 2021 is a 156.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10,920	0	10,880
FM RD	10,920	0	10,880
SPEC RD/BRIDGE	10,920	0	10,880
BELLVILLE ISD	10,920	0	10,880
BELLVILLE HOSP	10,920	0	10,880
AUSTIN CO PREC2	10,920	0	10,880

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	200	630	Lease: 600491 Type: REAL Owner #: 504234
FM RD	C	200	630	Legal: PEARLIE MAE UNIT W#1
SPEC RD/BRIDGE	C	200	630	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	200	630	AB 27 JAMES COOPER
BELLVILLE HOSP	C	200	630	RRC 174922
AUSTIN CO PREC2	C	200	630	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.005045 Royalty Interest
HB1984: The Appraised value of \$630 in 2026 as compared to				\$170 in 2021 is a 270.59% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	60	560	70	
FM RD	60	560	70	
SPEC RD/BRIDGE	60	560	70	
BELLVILLE ISD	60	560	70	
BELLVILLE HOSP	60	560	70	
AUSTIN CO PREC2	60	560	70	

MINERAL APPRAISAL INFORMATION	LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	310	3,370	Lease: 600588 Type: REAL Owner #: 504234
FM RD	C	310	3,370	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C	310	3,370	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	310	3,370	AB 16 CHAS BENTON
BELLVILLE HOSP	C	310	3,370	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.014474 Royalty Interest
HB1984: The Appraised value of \$3,370 in 2026 as compared to				\$120 in 2021 is a 2708.33% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	60	3,300	70	
FM RD	60	3,300	70	
SPEC RD/BRIDGE	60	3,300	70	
BELLVILLE ISD	60	3,300	70	
BELLVILLE HOSP	60	3,300	70	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	11,040	3,860	11,020		
FM RD	11,040	3,860	11,020		
SPEC RD/BRIDGE	11,040	3,860	11,020		
BELLVILLE ISD	11,040	3,860	11,020		
BELLVILLE HOSP	11,040	3,860	11,020		
AUSTIN CO PREC2	10,980	560	10,950		