

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

JEANES JANET JANELL
7500 DIERKING RD
BRENHAM TX 77833-7077



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: 504277 585

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	7,020	5,910	Lease: 600482 Type: REAL Owner #: 504277
FM RD	7,020	5,910	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	7,020	5,910	MAGNOLIA OIL & GAS
BELLVILLE ISD	7,020	5,910	AB 16 CHAS BENTON
BELLVILLE HOSP	7,020	5,910	RRC 174174
AUSTIN CO PREC2	7,020	5,910	
HB1984: The Appraised value of \$5,910 in 2026 as compared to \$2,310 in 2021 is a 155.84% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	5,930	0	5,910
FM RD	5,930	0	5,910
SPEC RD/BRIDGE	5,930	0	5,910
BELLVILLE ISD	5,930	0	5,910
BELLVILLE HOSP	5,930	0	5,910
AUSTIN CO PREC2	5,930	0	5,910

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 170	1,830	Lease: 600588 Type: REAL Owner #: 504277
FM RD	C 170	1,830	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 170	1,830	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 170	1,830	AB 16 CHAS BENTON
BELLVILLE HOSP	C 170	1,830	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.007865 Royalty Interest
HB1984: The Appraised value of \$1,830 in 2026 as compared to \$70 in 2021 is a 2514.29% increase.			Category: G1
			Railroad #: 203886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	1,790	40
FM RD	40	1,790	40
SPEC RD/BRIDGE	40	1,790	40
BELLVILLE ISD	40	1,790	40
BELLVILLE HOSP	40	1,790	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	5,970	1,790	5,950		
FM RD	5,970	1,790	5,950		
SPEC RD/BRIDGE	5,970	1,790	5,950		
BELLVILLE ISD	5,970	1,790	5,950		
BELLVILLE HOSP	5,970	1,790	5,950		
AUSTIN CO PREC2	5,930	0	5,910		