

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

JACOBS JOHN ALAN
PO BOX 219
BLEIBLERVILLE TX 78931-0219

|||||

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: 504289 579 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	600	1,090	Lease: 600475	Type: REAL Owner #: 504289
FM RD	C	600	1,090	Legal: THELDICK UNIT	
SPEC RD/BRIDGE	C	600	1,090	REDBUD E & P INC	
BELLVILLE ISD	C	600	1,090	AB 60 E M KUYKENDALL	
BELLVILLE HOSP	C	600	1,090	RRC 173574	
AUSTIN CO PREC2	C	600	1,090		
				.010416 Royalty Interest	
				Category: G1	
				Railroad #: 173574	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,090 in 2026 as compared to \$110 in 2021 is a 890.91% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	600	370	720		
FM RD	600	370	720		
SPEC RD/BRIDGE	600	370	720		
BELLVILLE ISD	600	370	720		
BELLVILLE HOSP	600	370	720		
AUSTIN CO PREC2	600	370	720		

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 390	890	Lease: 600573 Type: REAL Owner #: 504289
FM RD	C 390	890	Legal: MIKESKA UNIT A W#1
SPEC RD/BRIDGE	C 390	890	REDBUD E & P INC
BELLVILLE ISD	C 390	890	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 390	890	RRC 203890
AUSTIN CO PREC2	C 390	890	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005208 Royalty Interest
HB1984: The Appraised value of \$890 in 2026 as compared to \$390 in 2021 is a 128.21% increase.			Category: G1
			Railroad #: 203890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	70	800	90
FM RD	70	800	90
SPEC RD/BRIDGE	70	800	90
BELLVILLE ISD	70	800	90
BELLVILLE HOSP	70	800	90
AUSTIN CO PREC2	70	800	90

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	670	1,170	810
FM RD	670	1,170	810
SPEC RD/BRIDGE	670	1,170	810
BELLVILLE ISD	670	1,170	810
BELLVILLE HOSP	670	1,170	810
AUSTIN CO PREC2	670	1,170	810