

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

LEIGH THERESA ANNE
6243 INWOOD DR
HOUSTON TX 77057-3507



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: 504291 709

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	1,550	720	Lease: 600469 Type: REAL Owner #: 504291
FM RD	1,550	720	Legal: ELLER UNIT
SPEC RD/BRIDGE	1,550	720	REDBUD E & P INC
BELLVILLE ISD	1,550	720	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	1,550	720	RRC 171931
AUSTIN CO PREC2	1,550	720	
HB1984: The Appraised value of \$720 in 2026 as compared to \$280 in 2021 is a 157.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,550	0	720
FM RD	1,550	0	720
SPEC RD/BRIDGE	1,550	0	720
BELLVILLE ISD	1,550	0	720
BELLVILLE HOSP	1,550	0	720
AUSTIN CO PREC2	1,550	0	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 950	1,720	Lease: 600475 Type: REAL Owner #: 504291
FM RD	C 950	1,720	Legal: THELDICK UNIT
SPEC RD/BRIDGE	C 950	1,720	REDBUD E & P INC
BELLVILLE ISD	C 950	1,720	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 950	1,720	RRC 173574
AUSTIN CO PREC2	C 950	1,720	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.016489 Royalty Interest
HB1984: The Appraised value of \$1,720 in 2026 as compared to \$180 in 2021 is a 855.56% increase.			Category: G1
			Railroad #: 173574
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	950	580	1,140
FM RD	950	580	1,140
SPEC RD/BRIDGE	950	580	1,140
BELLVILLE ISD	950	580	1,140
BELLVILLE HOSP	950	580	1,140
AUSTIN CO PREC2	950	580	1,140

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,100	2,460	Lease: 600573 Type: REAL Owner #: 504291
FM RD	C 1,100	2,460	Legal: MIKESKA UNIT A W#1
SPEC RD/BRIDGE	C 1,100	2,460	REDBUD E & P INC
BELLVILLE ISD	C 1,100	2,460	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 1,100	2,460	RRC 203890
AUSTIN CO PREC2	C 1,100	2,460	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.014463 Royalty Interest
HB1984: The Appraised value of \$2,460 in 2026 as compared to \$1,080 in 2021 is a 127.78% increase.			Category: G1
			Railroad #: 203890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	190	2,230	230
FM RD	190	2,230	230
SPEC RD/BRIDGE	190	2,230	230
BELLVILLE ISD	190	2,230	230
BELLVILLE HOSP	190	2,230	230
AUSTIN CO PREC2	190	2,230	230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	200	220	Lease: 600598 Type: REAL Owner #: 504291
FM RD	200	220	Legal: ELLER UNIT W#2
SPEC RD/BRIDGE	200	220	REDBUD E & P INC
BELLVILLE ISD	200	220	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	200	220	RRC 206560
AUSTIN CO PREC2	200	220	
HB1984: The Appraised value of \$220 in 2026 as compared to \$30 in 2021 is a 633.33% increase.			.012435 Royalty Interest
			Category: G1
			Railroad #: 206560
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	200	0	220
FM RD	200	0	220
SPEC RD/BRIDGE	200	0	220
BELLVILLE ISD	200	0	220
BELLVILLE HOSP	200	0	220
AUSTIN CO PREC2	200	0	220

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,890	2,810	2,310		
FM RD	2,890	2,810	2,310		
SPEC RD/BRIDGE	2,890	2,810	2,310		
BELLVILLE ISD	2,890	2,810	2,310		
BELLVILLE HOSP	2,890	2,810	2,310		
AUSTIN CO PREC2	2,890	2,810	2,310		