

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

ROPSHAW KATHY
7991 MEIER RD
BLEIBERVILLE TX 78931



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: 504305 1022

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	80	60	Lease: 600461 Type: REAL Owner #: 504305
FM RD	80	60	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	80	60	MAGNOLIA OIL & GAS
BELLVILLE ISD	80	60	AB 49 J HODGE SUR
BELLVILLE HOSP	80	60	RRC 167650
AUSTIN CO PREC2	80	60	
HB1984: The Appraised value of \$60 in 2026 as compared to \$40 in 2021 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	0	60
FM RD	80	0	60
SPEC RD/BRIDGE	80	0	60
BELLVILLE ISD	80	0	60
BELLVILLE HOSP	80	0	60
AUSTIN CO PREC2	80	0	60

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 290	530	Lease: 600475 Type: REAL Owner #: 504305
FM RD	C 290	530	Legal: THELDICK UNIT
SPEC RD/BRIDGE	C 290	530	REDBUD E & P INC
BELLVILLE ISD	C 290	530	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 290	530	RRC 173574
AUSTIN CO PREC2	C 290	530	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005068 Royalty Interest
HB1984: The Appraised value of \$530 in 2026 as compared to			\$50 in 2021 is a 960.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	290	180	350
FM RD	290	180	350
SPEC RD/BRIDGE	290	180	350
BELLVILLE ISD	290	180	350
BELLVILLE HOSP	290	180	350
AUSTIN CO PREC2	290	180	350

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 450	300	Lease: 600572 Type: REAL Owner #: 504305
FM RD	C 450	300	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 450	300	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 450	300	AB 49 J HODGE SUR
BELLVILLE HOSP	C 450	300	RRC 203906
AUSTIN CO PREC2	C 450	300	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001327 Royalty Interest
HB1984: The Appraised value of \$300 in 2026 as compared to			\$80 in 2021 is a 275.00% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	130	140	160
FM RD	130	140	160
SPEC RD/BRIDGE	130	140	160
BELLVILLE ISD	130	140	160
BELLVILLE HOSP	130	140	160
AUSTIN CO PREC2	130	140	160

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 190	430	Lease: 600573 Type: REAL Owner #: 504305
FM RD	C 190	430	Legal: MIKESKA UNIT A W#1
SPEC RD/BRIDGE	C 190	430	REDBUD E & P INC
BELLVILLE ISD	C 190	430	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 190	430	RRC 203890
AUSTIN CO PREC2	C 190	430	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002534 Royalty Interest
HB1984: The Appraised value of \$430 in 2026 as compared to			\$190 in 2021 is a 126.32% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	390	40
FM RD	40	390	40
SPEC RD/BRIDGE	40	390	40
BELLVILLE ISD	40	390	40
BELLVILLE HOSP	40	390	40
AUSTIN CO PREC2	40	390	40

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	540	710	610		
FM RD	540	710	610		
SPEC RD/BRIDGE	540	710	610		
BELLVILLE ISD	540	710	610		
BELLVILLE HOSP	540	710	610		
AUSTIN CO PREC2	540	710	610		

