

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

SCHULTZ TANYA S
PO BOX 117
BRENHAM TX 77834-0117



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: 504327 1077

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 660	2,940	Lease: 600494 Type: REAL Owner #: 504327
FM RD	C 660	2,940	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 660	2,940	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 660	2,940	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 660	2,940	RRC 175403
AUSTIN CO PREC2	C 660	2,940	.008776 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$2,940 in 2026 as compared to \$330 in 2021 is a 790.91% increase.			Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	480	2,360	580
FM RD	480	2,360	580
SPEC RD/BRIDGE	480	2,360	580
BELLVILLE ISD	480	2,360	580
BELLVILLE HOSP	480	2,360	580
AUSTIN CO PREC2	480	2,360	580

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	920	2,630	Lease: 600596 Type: REAL Owner #: 504327		
FM RD		C	920	2,630	Legal: RAINS TRUST UNIT #2		
SPEC RD/BRIDGE		C	920	2,630	MAGNOLIA OIL & GAS		
BELLVILLE ISD		C	920	2,630	AB 60 KUYKENDALL ELIZABETH		
BELLVILLE HOSP		C	920	2,630	RRC 206255		
AUSTIN CO PREC2		C	920	2,630	.008776 Royalty Interest Category: G1 Railroad #: 206255		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$2,630 in 2026 as compared to \$420 in 2021 is a 526.19% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		920		1,530	1,100		
FM RD		920		1,530	1,100		
SPEC RD/BRIDGE		920		1,530	1,100		
BELLVILLE ISD		920		1,530	1,100		
BELLVILLE HOSP		920		1,530	1,100		
AUSTIN CO PREC2		920		1,530	1,100		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,400	3,890	1,680		
FM RD	1,400	3,890	1,680		
SPEC RD/BRIDGE	1,400	3,890	1,680		
BELLVILLE ISD	1,400	3,890	1,680		
BELLVILLE HOSP	1,400	3,890	1,680		
AUSTIN CO PREC2	1,400	3,890	1,680		