

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

WENSEL DONNIE
12079 EMSHOFF RD
BRENHAM TX 77833-7446



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:	504331 1316
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 1,210	5,360	Lease: 600494 Type: REAL Owner #: 504331
FM RD	C 1,210	5,360	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 1,210	5,360	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,210	5,360	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 1,210	5,360	RRC 175403
AUSTIN CO PREC2	C 1,210	5,360	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.016027 Royalty Interest
HB1984: The Appraised value of \$5,360 in 2026 as compared to \$600 in 2021 is a 793.33% increase.			Category: G1
			Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	880	4,310	1,050
FM RD	880	4,310	1,050
SPEC RD/BRIDGE	880	4,310	1,050
BELLVILLE ISD	880	4,310	1,050
BELLVILLE HOSP	880	4,310	1,050
AUSTIN CO PREC2	880	4,310	1,050

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 1,680	4,810	Lease: 600596 Type: REAL Owner #: 504331		
FM RD	C 1,680	4,810	Legal: RAINS TRUST UNIT #2		
SPEC RD/BRIDGE	C 1,680	4,810	MAGNOLIA OIL & GAS		
BELLVILLE ISD	C 1,680	4,810	AB 60 KUYKENDALL ELIZABETH		
BELLVILLE HOSP	C 1,680	4,810	RRC 206255		
AUSTIN CO PREC2	C 1,680	4,810	.016027 Royalty Interest		
			Category: G1		
			Railroad #: 206255		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$4,810 in 2026 as compared to \$760 in 2021 is a 532.89% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,680	2,790	2,020		
FM RD	1,680	2,790	2,020		
SPEC RD/BRIDGE	1,680	2,790	2,020		
BELLVILLE ISD	1,680	2,790	2,020		
BELLVILLE HOSP	1,680	2,790	2,020		
AUSTIN CO PREC2	1,680	2,790	2,020		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,560	7,100	3,070		
FM RD	2,560	7,100	3,070		
SPEC RD/BRIDGE	2,560	7,100	3,070		
BELLVILLE ISD	2,560	7,100	3,070		
BELLVILLE HOSP	2,560	7,100	3,070		
AUSTIN CO PREC2	2,560	7,100	3,070		