

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

WOOD WILLIAM D
4527 IVANHOE ST
HOUSTON TX 77027



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:	504335 1359
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 580	2,570	Lease: 600494 Type: REAL Owner #: 504335
FM RD	C 580	2,570	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 580	2,570	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 580	2,570	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 580	2,570	RRC 175403
AUSTIN CO PREC2	C 580	2,570	.007681 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$2,570 in 2026 as compared to \$290 in 2021 is a 786.21% increase.			Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	420	2,070	500
FM RD	420	2,070	500
SPEC RD/BRIDGE	420	2,070	500
BELLVILLE ISD	420	2,070	500
BELLVILLE HOSP	420	2,070	500
AUSTIN CO PREC2	420	2,070	500

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	810	2,300	Lease: 600596 Type: REAL Owner #: 504335
FM RD	C	810	2,300	Legal: RAINS TRUST UNIT #2
SPEC RD/BRIDGE	C	810	2,300	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	810	2,300	AB 60 KUYKENDALL ELIZABETH
BELLVILLE HOSP	C	810	2,300	RRC 206255
AUSTIN CO PREC2	C	810	2,300	.007681 Royalty Interest Category: G1 Railroad #: 206255
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				
HB1984: The Appraised value of \$2,300 in 2026 as compared to \$370 in 2021 is a 521.62% increase.				
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	810	1,330	970	
FM RD	810	1,330	970	
SPEC RD/BRIDGE	810	1,330	970	
BELLVILLE ISD	810	1,330	970	
BELLVILLE HOSP	810	1,330	970	
AUSTIN CO PREC2	810	1,330	970	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,230	3,400	1,470		
FM RD	1,230	3,400	1,470		
SPEC RD/BRIDGE	1,230	3,400	1,470		
BELLVILLE ISD	1,230	3,400	1,470		
BELLVILLE HOSP	1,230	3,400	1,470		
AUSTIN CO PREC2	1,230	3,400	1,470		