

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

DAVIDSON NANCY G & CHARLES D
33 EAST STILLFOREST ST
HOUSTON TX 77024



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: 504376 220 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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	230	160	Lease: 600461 Type: REAL Owner #: 504376
FM RD	230	160	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	230	160	MAGNOLIA OIL & GAS
BELLVILLE ISD	230	160	AB 49 J HODGE SUR
BELLVILLE HOSP	230	160	RRC 167650
AUSTIN CO PREC2	230	160	
HB1984: The Appraised value of \$160 in 2026 as compared to \$120 in 2021 is a 33.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	0	160
FM RD	230	0	160
SPEC RD/BRIDGE	230	0	160
BELLVILLE ISD	230	0	160
BELLVILLE HOSP	230	0	160
AUSTIN CO PREC2	230	0	160

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 1,310	870	Lease: 600572 Type: REAL Owner #: 504376
FM RD	C 1,310	870	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 1,310	870	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,310	870	AB 49 J HODGE SUR
BELLVILLE HOSP	C 1,310	870	RRC 203906
AUSTIN CO PREC2	C 1,310	870	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003834 Royalty Interest
HB1984: The Appraised value of \$870 in 2026 as compared to \$240 in 2021 is a 262.50% increase.			Category: G1
			Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	370	420	450
FM RD	370	420	450
SPEC RD/BRIDGE	370	420	450
BELLVILLE ISD	370	420	450
BELLVILLE HOSP	370	420	450
AUSTIN CO PREC2	370	420	450

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	600	420	610
FM RD	600	420	610
SPEC RD/BRIDGE	600	420	610
BELLVILLE ISD	600	420	610
BELLVILLE HOSP	600	420	610
AUSTIN CO PREC2	600	420	610