

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

GUNSIGHT LTD PARTNERSHIP
PO BOX 1973
ROSWELL NM 88202-1973

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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: 504425 449 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	220	100	Lease: 600469 Type: REAL Owner #: 504425
FM RD	220	100	Legal: ELLER UNIT
SPEC RD/BRIDGE	220	100	REDBUD E & P INC
BELLVILLE ISD	220	100	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	220	100	RRC 171931
AUSTIN CO PREC2	220	100	
HB1984: The Appraised value of \$100 in 2026 as compared to \$40 in 2021 is a 150.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	220	0	100
FM RD	220	0	100
SPEC RD/BRIDGE	220	0	100
BELLVILLE ISD	220	0	100
BELLVILLE HOSP	220	0	100
AUSTIN CO PREC2	220	0	100

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	950	800	Lease: 600482 Type: REAL Owner #: 504425
FM RD	950	800	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	950	800	MAGNOLIA OIL & GAS
BELLVILLE ISD	950	800	AB 16 CHAS BENTON
BELLVILLE HOSP	950	800	RRC 174174
AUSTIN CO PREC2	950	800	
HB1984: The Appraised value of \$800 in 2026 as compared to \$310 in 2021 is a 158.06% increase.			.000700 Override Royalty Category: G1 Railroad #: 174174
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	800	0	800
FM RD	800	0	800
SPEC RD/BRIDGE	800	0	800
BELLVILLE ISD	800	0	800
BELLVILLE HOSP	800	0	800
AUSTIN CO PREC2	800	0	800

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	180	Lease: 600491 Type: REAL Owner #: 504425
FM RD	C 60	180	Legal: PEARLIE MAE UNIT W#1
SPEC RD/BRIDGE	C 60	180	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 60	180	AB 27 JAMES COOPER
BELLVILLE HOSP	C 60	180	RRC 174922
AUSTIN CO PREC2	C 60	180	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$180 in 2026 as compared to \$50 in 2021 is a 260.00% increase.			.001449 Override Royalty Category: G1 Railroad #: 174922
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	170	10
FM RD	10	170	10
SPEC RD/BRIDGE	10	170	10
BELLVILLE ISD	10	170	10
BELLVILLE HOSP	10	170	10
AUSTIN CO PREC2	10	170	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 180	70	Lease: 600492 Type: REAL Owner #: 504425
FM RD	C 180	70	Legal: SHUPAK UNIT W#1
SPEC RD/BRIDGE	C 180	70	REDBUD E & P INC
BELLVILLE ISD	C 180	70	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	C 180	70	RRC 173777
AUSTIN CO PREC2	C 180	70	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$70 in 2026 as compared to \$190 in 2021 is a 63.16% decrease.			.006335 Override Royalty Category: G1 Railroad #: 173777
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	50	10	60
FM RD	50	10	60
SPEC RD/BRIDGE	50	10	60
BELLVILLE ISD	50	10	60
BELLVILLE HOSP	50	10	60
AUSTIN CO PREC2	50	10	60

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 70	150	Lease: 600573 Type: REAL Owner #: 504425
FM RD	C 70	150	Legal: MIKESKA UNIT A W#1
SPEC RD/BRIDGE	C 70	150	REDBUD E & P INC
BELLVILLE ISD	C 70	150	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 70	150	RRC 203890
AUSTIN CO PREC2	C 70	150	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000887 Override Royalty
HB1984: The Appraised value of \$150 in 2026 as compared to \$70 in 2021 is a 114.29% increase.			Category: G1
			Railroad #: 203890
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	140	10
FM RD	10	140	10
SPEC RD/BRIDGE	10	140	10
BELLVILLE ISD	10	140	10
BELLVILLE HOSP	10	140	10
AUSTIN CO PREC2	10	140	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 20	250	Lease: 600588 Type: REAL Owner #: 504425
FM RD	C 20	250	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 20	250	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 20	250	AB 16 CHAS BENTON
BELLVILLE HOSP	C 20	250	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001060 Override Royalty
HB1984: The Appraised value of \$250 in 2026 as compared to \$10 in 2021 is a 2400.00% increase.			Category: G1
			Railroad #: 203886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	230	20
FM RD	20	230	20
SPEC RD/BRIDGE	20	230	20
BELLVILLE ISD	20	230	20
BELLVILLE HOSP	20	230	20

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	30	30	Lease: 600598 Type: REAL Owner #: 504425
FM RD	30	30	Legal: ELLER UNIT W#2
SPEC RD/BRIDGE	30	30	REDBUD E & P INC
BELLVILLE ISD	30	30	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	30	30	RRC 206560
AUSTIN CO PREC2	30	30	
No 2021 Hist			.001773 Override Royalty
			Category: G1
			Railroad #: 206560
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30	0	30
FM RD	30	0	30
SPEC RD/BRIDGE	30	0	30
BELLVILLE ISD	30	0	30
BELLVILLE HOSP	30	0	30
AUSTIN CO PREC2	30	0	30

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,140	550	1,030		
FM RD	1,140	550	1,030		
SPEC RD/BRIDGE	1,140	550	1,030		
BELLVILLE ISD	1,140	550	1,030		
BELLVILLE HOSP	1,140	550	1,030		
AUSTIN CO PREC2	1,120	320	1,010		

