

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

WEIGELT CANDACE
9050 FM 390 RD W
BURTON TX 77835-6015



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: 504578 1306

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	520	380	Lease: 600461 Type: REAL Owner #: 504578
FM RD	520	380	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	520	380	MAGNOLIA OIL & GAS
BELLVILLE ISD	520	380	AB 49 J HODGE SUR
BELLVILLE HOSP	520	380	RRC 167650
AUSTIN CO PREC2	520	380	
HB1984: The Appraised value of \$380 in 2026 as compared to \$270 in 2021 is a 40.74% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	520	0	380
FM RD	520	0	380
SPEC RD/BRIDGE	520	0	380
BELLVILLE ISD	520	0	380
BELLVILLE HOSP	520	0	380
AUSTIN CO PREC2	520	0	380

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	3,020	2,010	Lease: 600572 Type: REAL Owner #: 504578		
FM RD		C	3,020	2,010	Legal: GOLDBERG UNIT W#2		
SPEC RD/BRIDGE		C	3,020	2,010	MAGNOLIA OIL & GAS		
BELLVILLE ISD		C	3,020	2,010	AB 49 J HODGE SUR		
BELLVILLE HOSP		C	3,020	2,010	RRC 203906		
AUSTIN CO PREC2		C	3,020	2,010	.008874 Royalty Interest		
					Category: G1		
					Railroad #: 203906		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$2,010 in 2026 as compared to \$550 in 2021 is a 265.45% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		860		970	1,040		
FM RD		860		970	1,040		
SPEC RD/BRIDGE		860		970	1,040		
BELLVILLE ISD		860		970	1,040		
BELLVILLE HOSP		860		970	1,040		
AUSTIN CO PREC2		860		970	1,040		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,380	970	1,420		
FM RD	1,380	970	1,420		
SPEC RD/BRIDGE	1,380	970	1,420		
BELLVILLE ISD	1,380	970	1,420		
BELLVILLE HOSP	1,380	970	1,420		
AUSTIN CO PREC2	1,380	970	1,420		