

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

RITCH FAMILY MINERAL TR
% RYAN LLC
1233 W LOOP S #1500
HOUSTON TX 77027

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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: 504872 1008

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		6,150	Lease: 600677 Type: REAL Owner #: 504872
FM RD		6,150	Legal: KATHY
SPEC RD/BRIDGE		6,150	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		6,150	AB 72 NEWMAN J
SEALY ISD		6,150	RRC 24549
AUST CO ESD #1		6,150	
AUSTIN CO PREC4		6,150	Agent: 549
.011250 Royalty Interest			
Category: G1			
Railroad #: 24549			
HB1984: The Appraised value of \$6,150 in 2026 as compared to \$4,850 in 2021 is a 26.80% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	6,150
FM RD	0	0	6,150
SPEC RD/BRIDGE	0	0	6,150
CTY BRAZOS CTRY	0	0	6,150
SEALY ISD	0	0	6,150
AUST CO ESD #1	0	0	6,150
AUSTIN CO PREC4	0	0	6,150

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		3,090	Lease: 600690 Type: REAL Owner #: 504872
FM RD		3,090	Legal: KATHY #6
SPEC RD/BRIDGE		3,090	GEO SOUTHERN ENERGY
CTY BRAZOS CTRY		3,090	AB 72 NEWMAN J
SEALY ISD		3,090	RRC 24649
AUST CO ESD #1		3,090	
AUSTIN CO PREC4		3,090	.011250 Royalty Interest Agent: 549
HB1984: The Appraised value of \$3,090 in 2026 as compared to \$1,170 in 2021 is a 164.10% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	3,090
FM RD	0	0	3,090
SPEC RD/BRIDGE	0	0	3,090
CTY BRAZOS CTRY	0	0	3,090
SEALY ISD	0	0	3,090
AUST CO ESD #1	0	0	3,090
AUSTIN CO PREC4	0	0	3,090

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	9,240		
FM RD	0	0	9,240		
SPEC RD/BRIDGE	0	0	9,240		
CTY BRAZOS CTRY	0	0	9,240		
SEALY ISD	0	0	9,240		
AUST CO ESD #1	0	0	9,240		
AUSTIN CO PREC4	0	0	9,240		