

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

LANGE SUE
1549 LANGBERG RD
BELLVILLE TX 77418-5994

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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: 505042 701

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	31,800	5,200	Lease: 1119	Type: REAL Owner #: 505042
FM RD	C	31,800	5,200	Legal: WATERFLOOD UNIT #2 TR 1	
SPEC RD/BRIDGE	C	31,800	5,200	ENHANCED ENERGY	
BELLVILLE ISD	C	31,800	5,200	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	31,800	5,200	RRC 8909	
AUSTIN CO PREC1	C	31,800	5,200		
				.007813 Royalty Interest	
				Category: G1	
				Railroad #: 8910	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$5,200 in 2026 as compared to \$1,800 in 2021 is a 188.89% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	2,380	2,350	2,850		
FM RD	2,380	2,350	2,850		
SPEC RD/BRIDGE	2,380	2,350	2,850		
BELLVILLE ISD	2,380	2,350	2,850		
BELLVILLE HOSP	2,380	2,350	2,850		
AUSTIN CO PREC1	2,380	2,350	2,850		

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 3,510	3,450	Lease: 600386 Type: REAL Owner #: 505042
FM RD	C 3,510	3,450	Legal: RB COCKFIELD UNIT #4 TR #2
SPEC RD/BRIDGE	C 3,510	3,450	ENHANCED ENERGY
BELLVILLE ISD	C 3,510	3,450	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,510	3,450	RRC 19470
AUSTIN CO PREC1	C 3,510	3,450	.007812 Royalty Interest Category: G1 Railroad #: 19470
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,450 in 2026 as compared to \$360 in 2021 is a 858.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,020	2,220	1,230
FM RD	1,020	2,220	1,230
SPEC RD/BRIDGE	1,020	2,220	1,230
BELLVILLE ISD	1,020	2,220	1,230
BELLVILLE HOSP	1,020	2,220	1,230
AUSTIN CO PREC1	1,020	2,220	1,230

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 1,310	1,680	Lease: 600735 Type: REAL Owner #: 505042
FM RD	C 1,310	1,680	Legal: THOMPSON-SHERROD OIL UNIT
SPEC RD/BRIDGE	C 1,310	1,680	ENHANCED ENERGY PART
BELLVILLE ISD	C 1,310	1,680	AB 101 WHITE, WC
BELLVILLE HOSP	C 1,310	1,680	RRC# 26899
AUSTIN CO PREC1	C 1,310	1,680	.003907 Royalty Interest Category: G1 Railroad #: 26899
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$1,680 in 2026 as compared to \$340 in 2021 is a 394.12% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,310	110	1,570
FM RD	1,310	110	1,570
SPEC RD/BRIDGE	1,310	110	1,570
BELLVILLE ISD	1,310	110	1,570
BELLVILLE HOSP	1,310	110	1,570
AUSTIN CO PREC1	1,310	110	1,570

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	4,710	4,680	5,650		
FM RD	4,710	4,680	5,650		
SPEC RD/BRIDGE	4,710	4,680	5,650		
BELLVILLE ISD	4,710	4,680	5,650		
BELLVILLE HOSP	4,710	4,680	5,650		
AUSTIN CO PREC1	4,710	4,680	5,650		