

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

MCALEXANDER MICHAEL SCOTT
PO BOX 236
BELLVILLE TX 77418-0236



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:	505134 769
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 270	40	Lease: 600332 Type: REAL Owner #: 505134
FM RD	C 270	40	Legal: WATERFLOOD UNIT #2 TR 16
SPEC RD/BRIDGE	C 270	40	ENHANCED ENERGY
BELLVILLE ISD	C 270	40	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 270	40	RRC 8910
AUSTIN CO PREC1	C 270	40	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008867 Royalty Interest
HB1984: The Appraised value of \$40 in 2026 as compared to \$10 in 2021 is a 300.00% increase.			Category: G1
			Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	20	20
FM RD	10	20	20
SPEC RD/BRIDGE	10	20	20
BELLVILLE ISD	10	20	20
BELLVILLE HOSP	10	20	20
AUSTIN CO PREC1	10	20	20

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	3,330	3,100	Lease: 600344 Type: REAL Owner #: 505134
FM RD	C	3,330	3,100	Legal: WATERFLOOD UNIT #1 TR 13
SPEC RD/BRIDGE	C	3,330	3,100	ENHANCED ENERGY
BELLVILLE ISD	C	3,330	3,100	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	3,330	3,100	RRC 8909
AUSTIN CO PREC1	C	3,330	3,100	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.008867 Royalty Interest
HB1984: The Appraised value of \$3,100 in 2026 as compared to \$250 in 2021 is a 1140.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	1,530	1,270	1,830	
FM RD	1,530	1,270	1,830	
SPEC RD/BRIDGE	1,530	1,270	1,830	
BELLVILLE ISD	1,530	1,270	1,830	
BELLVILLE HOSP	1,530	1,270	1,830	
AUSTIN CO PREC1	1,530	1,270	1,830	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	410	380	Lease: 600350 Type: REAL Owner #: 505134
FM RD	C	410	380	Legal: WATERFLOOD UNIT #1 TR 20
SPEC RD/BRIDGE	C	410	380	ENHANCED ENERGY
BELLVILLE ISD	C	410	380	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	410	380	RRC 8909
AUSTIN CO PREC1	C	410	380	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.019677 Royalty Interest
HB1984: The Appraised value of \$380 in 2026 as compared to \$40 in 2021 is a 850.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	190	160	220	
FM RD	190	160	220	
SPEC RD/BRIDGE	190	160	220	
BELLVILLE ISD	190	160	220	
BELLVILLE HOSP	190	160	220	
AUSTIN CO PREC1	190	160	220	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	3,480	3,240	Lease: 600384 Type: REAL Owner #: 505134
FM RD	C	3,480	3,240	Legal: WATERFLOOD UNIT #1 TR 14
SPEC RD/BRIDGE	C	3,480	3,240	ENHANCED ENERGY
BELLVILLE ISD	C	3,480	3,240	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	3,480	3,240	RRC 8909
AUSTIN CO PREC1	C	3,480	3,240	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.008867 Royalty Interest
HB1984: The Appraised value of \$3,240 in 2026 as compared to \$270 in 2021 is a 1100.00% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	1,600	1,320	1,920	
FM RD	1,600	1,320	1,920	
SPEC RD/BRIDGE	1,600	1,320	1,920	
BELLVILLE ISD	1,600	1,320	1,920	
BELLVILLE HOSP	1,600	1,320	1,920	
AUSTIN CO PREC1	1,600	1,320	1,920	

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,610	6,300	Lease: 600604 Type: REAL Owner #: 505134
FM RD	C 4,610	6,300	Legal: WALTON J C "A" W#16
SPEC RD/BRIDGE	C 4,610	6,300	ENHANCED ENERGY
BELLVILLE ISD	C 4,610	6,300	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,610	6,300	RRC 24703
AUSTIN CO PREC1	C 4,610	6,300	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008867 Royalty Interest
HB1984: The Appraised value of \$6,300 in 2026 as compared to \$350 in 2021 is a 1700.00% increase.			Category: G1
			Railroad #: 24703
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,580	4,400	1,900
FM RD	1,580	4,400	1,900
SPEC RD/BRIDGE	1,580	4,400	1,900
BELLVILLE ISD	1,580	4,400	1,900
BELLVILLE HOSP	1,580	4,400	1,900
AUSTIN CO PREC1	1,580	4,400	1,900

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,650	6,830	Lease: 600701 Type: REAL Owner #: 505134
FM RD	C 4,650	6,830	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 4,650	6,830	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 4,650	6,830	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,650	6,830	RRC 25625
AUSTIN CO PREC1	C 4,650	6,830	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002044 Royalty Interest
HB1984: The Appraised value of \$6,830 in 2026 as compared to \$1,430 in 2021 is a 377.62% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,650	1,250	5,580
FM RD	4,650	1,250	5,580
SPEC RD/BRIDGE	4,650	1,250	5,580
BELLVILLE ISD	4,650	1,250	5,580
BELLVILLE HOSP	4,650	1,250	5,580
AUSTIN CO PREC1	4,650	1,250	5,580

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 5,980	7,160	Lease: 600730 Type: REAL Owner #: 505134
FM RD	C 5,980	7,160	Legal: WALTON JC "A" W#13,19,20
SPEC RD/BRIDGE	C 5,980	7,160	ENHANCED ENERGY PART
BELLVILLE ISD	C 5,980	7,160	AB 101 WMC WHITE
BELLVILLE HOSP	C 5,980	7,160	RRC 27888
AUSTIN CO PREC1	C 5,980	7,160	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008867 Royalty Interest
HB1984: The Appraised value of \$7,160 in 2026 as compared to \$1,210 in 2021 is a 491.74% increase.			Category: G1
			Railroad #: 27888
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,000	2,360	4,800
FM RD	4,000	2,360	4,800
SPEC RD/BRIDGE	4,000	2,360	4,800
BELLVILLE ISD	4,000	2,360	4,800
BELLVILLE HOSP	4,000	2,360	4,800
AUSTIN CO PREC1	4,000	2,360	4,800

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	13,560	10,780	16,270		
FM RD	13,560	10,780	16,270		
SPEC RD/BRIDGE	13,560	10,780	16,270		
BELLVILLE ISD	13,560	10,780	16,270		
BELLVILLE HOSP	13,560	10,780	16,270		
AUSTIN CO PREC1	13,560	10,780	16,270		