

austincad@gmail.com

COASTAL MANAGEMENT TRUST
%PERRY L SHAW TRUSTEE
PO BOX 1569
PORTER TX 77365-1569

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: 505177 185

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	600	600	Lease:	1112	Type: REAL	Owner #: 505177
FM RD	C	600	600	Legal:	AUSTIN COLLEGE W#24,37,40		
SPEC RD/BRIDGE	C	600	600		ENHANCED ENERGY		
BELLVILLE ISD	C	600	600		AB 46 WILLIAM HARVEY SUR		
BELLVILLE HOSP	C	600	600		RRC 8884		
AUSTIN CO PREC1	C	600	600				
Deductions:				.000234 Royalty Interest			
(C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1			
HB1984: The Appraised value of \$600 in 2026				Railroad #: 8884			
as compared to \$90 in 2021 is a 566.67% increase.							
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)				
COUNTY	430	80	520				
FM RD	430	80	520				
SPEC RD/BRIDGE	430	80	520				
BELLVILLE ISD	430	80	520				
BELLVILLE HOSP	430	80	520				
AUSTIN CO PREC1	430	80	520				

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, beginngg 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

