

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

FONTENOT CLIFF
1302 S DAY ST
BRENNHAM TX 77833-4528



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: 505587 352

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 80	140	Lease: 600605 Type: REAL Owner #: 505587
FM RD	C 80	140	Legal: HILLBOLDT W#6
SEALY ISD	C 80	140	MAGNUM PRODUCING LP
AUST CO ESD #2	C 80	140	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 80	140	RRC 210200
AUSTIN CO PREC3	C 40	70	
AUSTIN CO PREC4	C 40	70	.010000 Override Royalty
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			Category: G1
HB1984: The Appraised value of \$140 in 2026 as compared to \$60 in 2021 is a 133.33% increase.			Railroad #: 210200
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	100	40
FM RD	40	100	40
SEALY ISD	40	100	40
AUST CO ESD #2	40	100	40
SPEC RD/BRIDGE	40	100	40
AUSTIN CO PREC3	20	40	30
AUSTIN CO PREC4	20	40	30

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 SEALY ISD AUST CO ESD #2 FM RD SPEC RD/BRIDGE AUSTIN CO PREC3 AUSTIN CO PREC4		2,150 2,150 2,150 2,150 2,150 1,080 1,080	Lease: 600632 Type: REAL Owner #: 505587 Legal: HILLBOLDT GAS UNIT #2T MAGNUM PRODUCING LP AB 214 H & TC RR CO SEC 179 RRC 215622 .020000 Override Royalty Category: G1 Railroad #: 215622
HB1984: The Appraised value of \$2,150 in 2026 as compared to \$650 in 2021 is a 230.77% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	2,150
SEALY ISD	0	0	2,150
AUST CO ESD #2	0	0	2,150
FM RD	0	0	2,150
SPEC RD/BRIDGE	0	0	2,150
AUSTIN CO PREC3	0	0	1,080
AUSTIN CO PREC4	0	0	1,080

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	40	100	2,190		
FM RD	40	100	2,190		
SEALY ISD	40	100	2,190		
AUST CO ESD #2	40	100	2,190		
SPEC RD/BRIDGE	40	100	2,190		
AUSTIN CO PREC3	20	40	1,110		
AUSTIN CO PREC4	20	40	1,110		