

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

NEWFORK PROPERTIES/ROYALTIES
% MERIT ADVISORS LP
PO BOX 330
GAINESVILLE TX 76241-0330



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: 505628 862

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 40	60	Lease: 600605 Type: REAL Owner #: 505628
FM RD	C 40	60	Legal: HILLBOLDT W#6
SEALY ISD	C 40	60	MAGNUM PRODUCING LP
AUST CO ESD #2	C 40	60	AB 214 H & TC RR CO SEC 179
SPEC RD/BRIDGE	C 40	60	RRC 210200
AUSTIN CO PREC3 G	C 20	30	Agent: 574
AUSTIN CO PREC4 G	C 20	30	.004659 Royalty Interest
			Category: G1
			Railroad #: 210200
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$60 in 2026 as compared to \$30 in 2021 is a 100.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	50	10
FM RD	10	50	10
SEALY ISD	10	50	10
AUST CO ESD #2	10	50	10
SPEC RD/BRIDGE	10	50	10
AUSTIN CO PREC3	0	30	0
AUSTIN CO PREC4	0	30	0

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			500	Lease: 600632	Type: REAL Owner #: 505628
SEALY ISD			500	Legal: HILLBOLDT GAS UNIT #2T	
AUST CO ESD #2			500	MAGNUM PRODUCING LP	
FM RD			500	AB 214 H & TC RR CO SEC 179	
SPEC RD/BRIDGE			500	RRC 215622	
AUSTIN CO PREC3	G		250		Agent: 574
AUSTIN CO PREC4	G		250	.004659 Royalty Interest	
HB1984: The Appraised value of \$500 in 2026 as compared to \$150 in 2021 is a 233.33% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	500		
SEALY ISD	0	0	500		
AUST CO ESD #2	0	0	500		
FM RD	0	0	500		
SPEC RD/BRIDGE	0	0	500		
AUSTIN CO PREC3	0	250	0		
AUSTIN CO PREC4	0	250	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	10	50	510		
FM RD	10	50	510		
SEALY ISD	10	50	510		
AUST CO ESD #2	10	50	510		
SPEC RD/BRIDGE	10	50	510		
AUSTIN CO PREC3	0	280	0		
AUSTIN CO PREC4	0	280	0		