

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

NELSON BOBBY HUGHES & WANDA C
734 FM 2296 RD
HUNTSVILLE TX 77340-2431



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: 505654 857 VISIT WWW.PANDAI.COM AND SELECT MINERAL OR PERSONAL PROPERTY APPRAISAL ACCESS FOR LIVE APPRAISAL VALUES, REPORTS AND MINERAL FAQ'S.	
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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 25,620	35,340	Lease: 600579 Type: REAL Owner #: 505654
FM RD	C 25,620	35,340	Legal: RICHTER-LOEWE W#3
SPEC RD/BRIDGE	C 25,620	35,340	STRAND ENERGY LC
BELLVILLE ISD	C 25,620	35,340	AB 314 F WRIGHT SUR
BELLVILLE HOSP	C 25,620	35,340	RRC 203107
AUSTIN CO PREC2	C 25,620	35,340	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012894 Royalty Interest
HB1984: The Appraised value of \$35,340 in 2026 as compared			Category: G1
to \$15,790 in 2021 is a 123.81% increase.			Railroad #: 203107
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,280	33,800	1,540
FM RD	1,280	33,800	1,540
SPEC RD/BRIDGE	1,280	33,800	1,540
BELLVILLE ISD	1,280	33,800	1,540
BELLVILLE HOSP	1,280	33,800	1,540
AUSTIN CO PREC2	1,280	33,800	1,540

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 3,570	3,150	Lease: 600634 Type: REAL Owner #: 505654
BELLVILLE ISD	C 3,570	3,150	Legal: RICHTER-LOEWE W#2
FM RD	C 3,570	3,150	STRAND ENERGY LC
SPEC RD/BRIDGE	C 3,570	3,150	AB 314 HRS F WRIGHT
BELLVILLE HOSP	C 3,570	3,150	RRC 214202
AUSTIN CO PREC2	C 3,570	3,150	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012894 Royalty Interest
HB1984: The Appraised value of \$3,150 in 2026 as compared to \$2,230 in 2021 is a 41.26% increase.			Category: G1
			Railroad #: 214202
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	2,670	480
BELLVILLE ISD	400	2,670	480
FM RD	400	2,670	480
SPEC RD/BRIDGE	400	2,670	480
BELLVILLE HOSP	400	2,670	480
AUSTIN CO PREC2	400	2,670	480

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 8,150	9,160	Lease: 600761 Type: REAL Owner #: 505654
BELLVILLE ISD	C 8,150	9,160	Legal: RICHTER-LOEWE W#4
FM RD	C 8,150	9,160	STRAND ENERGY LC
SPEC RD/BRIDGE	C 8,150	9,160	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 8,150	9,160	RRC#290660
AUSTIN CO PREC2	C 8,150	9,160	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.012894 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 290660
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,090	7,850	1,310
BELLVILLE ISD	1,090	7,850	1,310
FM RD	1,090	7,850	1,310
SPEC RD/BRIDGE	1,090	7,850	1,310
BELLVILLE HOSP	1,090	7,850	1,310
AUSTIN CO PREC2	1,090	7,850	1,310

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,770	44,320	3,330		
FM RD	2,770	44,320	3,330		
SPEC RD/BRIDGE	2,770	44,320	3,330		
BELLVILLE ISD	2,770	44,320	3,330		
BELLVILLE HOSP	2,770	44,320	3,330		
AUSTIN CO PREC2	2,770	44,320	3,330		