

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

RICHTER SHARON KAY
1817 MEADOW CREEK DR
PEARLAND TX 77581-5647



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:	505658 998
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 95,830	132,170	Lease: 600579 Type: REAL Owner #: 505658
FM RD	C 95,830	132,170	Legal: RICHTER-LOEWE W#3
SPEC RD/BRIDGE	C 95,830	132,170	STRAND ENERGY LC
BELLVILLE ISD	C 95,830	132,170	AB 314 F WRIGHT SUR
BELLVILLE HOSP	C 95,830	132,170	RRC 203107
AUSTIN CO PREC2	C 95,830	132,170	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.048227 Royalty Interest
HB1984: The Appraised value of \$132,170 in 2026 as compared to \$59,050 in 2021 is a 123.83% increase.			Category: G1
			Railroad #: 203107
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,780	126,430	5,740
FM RD	4,780	126,430	5,740
SPEC RD/BRIDGE	4,780	126,430	5,740
BELLVILLE ISD	4,780	126,430	5,740
BELLVILLE HOSP	4,780	126,430	5,740
AUSTIN CO PREC2	4,780	126,430	5,740

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 170,140	165,520	Lease: 600584 Type: REAL Owner #: 505658
BELLVILLE ISD	C 170,140	165,520	Legal: RICHTER-LOEWE W#1
FM RD	C 170,140	165,520	STRAND ENERGY LC
SPEC RD/BRIDGE	C 170,140	165,520	AB 314 F WRIGHT SUR
BELLVILLE HOSP	C 170,140	165,520	PERMIT #537321
AUSTIN CO PREC2	C 170,140	165,520	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.083333 Royalty Interest
HB1984: The Appraised value of \$165,520 in 2026 as compared			Category: G1
			Railroad #: 28117
			to \$25,370 in 2021 is a 552.42% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	30,280	129,190	36,330
BELLVILLE ISD	30,280	129,190	36,330
FM RD	30,280	129,190	36,330
SPEC RD/BRIDGE	30,280	129,190	36,330
BELLVILLE HOSP	30,280	129,190	36,330
AUSTIN CO PREC2	30,280	129,190	36,330

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 13,340	11,780	Lease: 600634 Type: REAL Owner #: 505658
BELLVILLE ISD	C 13,340	11,780	Legal: RICHTER-LOEWE W#2
FM RD	C 13,340	11,780	STRAND ENERGY LC
SPEC RD/BRIDGE	C 13,340	11,780	AB 314 HRS F WRIGHT
BELLVILLE HOSP	C 13,340	11,780	RRC 214202
AUSTIN CO PREC2	C 13,340	11,780	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.048227 Royalty Interest
HB1984: The Appraised value of \$11,780 in 2026 as compared			Category: G1
			Railroad #: 214202
			to \$8,340 in 2021 is a 41.25% increase.
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,480	10,000	1,780
BELLVILLE ISD	1,480	10,000	1,780
FM RD	1,480	10,000	1,780
SPEC RD/BRIDGE	1,480	10,000	1,780
BELLVILLE HOSP	1,480	10,000	1,780
AUSTIN CO PREC2	1,480	10,000	1,780

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 30,500	34,260	Lease: 600761 Type: REAL Owner #: 505658
BELLVILLE ISD	C 30,500	34,260	Legal: RICHTER-LOEWE W#4
FM RD	C 30,500	34,260	STRAND ENERGY LC
SPEC RD/BRIDGE	C 30,500	34,260	AB 314 WRIGHT HRS F
BELLVILLE HOSP	C 30,500	34,260	RRC#290660
AUSTIN CO PREC2	C 30,500	34,260	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.048227 Royalty Interest
No 2021 Hist			Category: G1
			Railroad #: 290660
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	4,090	29,350	4,910
BELLVILLE ISD	4,090	29,350	4,910
FM RD	4,090	29,350	4,910
SPEC RD/BRIDGE	4,090	29,350	4,910
BELLVILLE HOSP	4,090	29,350	4,910
AUSTIN CO PREC2	4,090	29,350	4,910

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	40,630	294,970	48,760		
FM RD	40,630	294,970	48,760		
SPEC RD/BRIDGE	40,630	294,970	48,760		
BELLVILLE ISD	40,630	294,970	48,760		
BELLVILLE HOSP	40,630	294,970	48,760		
AUSTIN CO PREC2	40,630	294,970	48,760		

