

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

BRISTOL MARK A
PO BOX 12443
DENVER CO 80212-0443



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: 505686 117

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		1,650	760	Lease: 600469 Type: REAL Owner #: 505686	
FM RD		1,650	760	Legal: ELLER UNIT	
SPEC RD/BRIDGE		1,650	760	REDBUD E & P INC	
BELLVILLE ISD		1,650	760	AB 34 BENJAMIN EATON SUR	
BELLVILLE HOSP		1,650	760	RRC 171931	
AUSTIN CO PREC2		1,650	760		
HB1984: The Appraised value of \$760 in 2026		as compared to		\$290 in 2021 is a 162.07% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,650	0	760		
FM RD	1,650	0	760		
SPEC RD/BRIDGE	1,650	0	760		
BELLVILLE ISD	1,650	0	760		
BELLVILLE HOSP	1,650	0	760		
AUSTIN CO PREC2	1,650	0	760		

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	1,500	1,260	Lease: 600482 Type: REAL Owner #: 505686
FM RD	1,500	1,260	Legal: DIERKING UNIT W#1
SPEC RD/BRIDGE	1,500	1,260	MAGNOLIA OIL & GAS
BELLVILLE ISD	1,500	1,260	AB 16 CHAS BENTON
BELLVILLE HOSP	1,500	1,260	RRC 174174
AUSTIN CO PREC2	1,500	1,260	
			.001110 Override Royalty
			Category: G1
			Railroad #: 174174
HB1984: The Appraised value of \$1,260 in 2026 as compared to \$490 in 2021 is a 157.14% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,270	0	1,260
FM RD	1,270	0	1,260
SPEC RD/BRIDGE	1,270	0	1,260
BELLVILLE ISD	1,270	0	1,260
BELLVILLE HOSP	1,270	0	1,260
AUSTIN CO PREC2	1,270	0	1,260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	40	10	Lease: 600492 Type: REAL Owner #: 505686
FM RD	40	10	Legal: SHUPAK UNIT W#1
SPEC RD/BRIDGE	40	10	REDBUD E & P INC
BELLVILLE ISD	40	10	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	40	10	RRC 173777
AUSTIN CO PREC2	40	10	
			.001255 Override Royalty
			Category: G1
			Railroad #: 173777
HB1984: The Appraised value of \$10 in 2026 as compared to \$40 in 2021 is a 75.00% decrease.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	0	10
FM RD	10	0	10
SPEC RD/BRIDGE	10	0	10
BELLVILLE ISD	10	0	10
BELLVILLE HOSP	10	0	10
AUSTIN CO PREC2	10	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 500	1,120	Lease: 600573 Type: REAL Owner #: 505686
FM RD	C 500	1,120	Legal: MIKESKA UNIT A W#1
SPEC RD/BRIDGE	C 500	1,120	REDBUD E & P INC
BELLVILLE ISD	C 500	1,120	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 500	1,120	RRC 203890
AUSTIN CO PREC2	C 500	1,120	
			.006596 Override Royalty
			Category: G1
			Railroad #: 203890
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$1,120 in 2026 as compared to \$490 in 2021 is a 128.57% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	80	1,020	100
FM RD	80	1,020	100
SPEC RD/BRIDGE	80	1,020	100
BELLVILLE ISD	80	1,020	100
BELLVILLE HOSP	80	1,020	100
AUSTIN CO PREC2	80	1,020	100

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 60	600	Lease: 600588 Type: REAL Owner #: 505686
FM RD	C 60	600	Legal: DIERKING UNIT W#3
SPEC RD/BRIDGE	C 60	600	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 60	600	AB 16 CHAS BENTON
BELLVILLE HOSP	C 60	600	RRC 203886
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.002558 Override Royalty
HB1984: The Appraised value of \$600 in 2026 as compared to \$20 in 2021 is a 2900.00% increase.			Category: G1
			Railroad #: 203886
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	10	590	10
FM RD	10	590	10
SPEC RD/BRIDGE	10	590	10
BELLVILLE ISD	10	590	10
BELLVILLE HOSP	10	590	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	210	240	Lease: 600598 Type: REAL Owner #: 505686
FM RD	210	240	Legal: ELLER UNIT W#2
SPEC RD/BRIDGE	210	240	REDBUD E & P INC
BELLVILLE ISD	210	240	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	210	240	RRC 206560
AUSTIN CO PREC2	210	240	
HB1984: The Appraised value of \$240 in 2026 as compared to \$30 in 2021 is a 700.00% increase.			.013192 Override Royalty
			Category: G1
			Railroad #: 206560
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	210	0	240
FM RD	210	0	240
SPEC RD/BRIDGE	210	0	240
BELLVILLE ISD	210	0	240
BELLVILLE HOSP	210	0	240
AUSTIN CO PREC2	210	0	240

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,230	1,610	2,380		
FM RD	3,230	1,610	2,380		
SPEC RD/BRIDGE	3,230	1,610	2,380		
BELLVILLE ISD	3,230	1,610	2,380		
BELLVILLE HOSP	3,230	1,610	2,380		
AUSTIN CO PREC2	3,220	1,020	2,370		

