

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

HUTCHERSON RONDA
9425 MERTZ LN
INDUSTRY TX 78944-5078



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:	505727 550
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 160	330	Lease: 600463 Type: REAL Owner #: 505727
FM RD	C 160	330	Legal: GLAESER UNIT W#1
SPEC RD/BRIDGE	C 160	330	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 160	330	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 160	330	RRC 169525
AUSTIN CO PREC2	C 160	330	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003206 Royalty Interest
HB1984: The Appraised value of \$330 in 2026 as compared to \$90 in 2021 is a 266.67% increase.			Category: G1
			Railroad #: 169525
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	140	190
FM RD	160	140	190
SPEC RD/BRIDGE	160	140	190
BELLVILLE ISD	160	140	190
BELLVILLE HOSP	160	140	190
AUSTIN CO PREC2	160	140	190

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 210	60	Lease: 600466 Type: REAL Owner #: 505727
FM RD	C 210	60	Legal: BOECKER CALVIN UNIT W#1
SPEC RD/BRIDGE	C 210	60	REDBUD E & P INC
BELLVILLE ISD	C 210	60	AB 60 E M KUKENDALL
BELLVILLE HOSP	C 210	60	RRC 170779
AUSTIN CO PREC2	C 210	60	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004510 Royalty Interest
HB1984: The Appraised value of \$60 in 2026 as compared to \$20 in 2021 is a 200.00% increase.			Category: G1
			Railroad #: 170779
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	40	20	40
FM RD	40	20	40
SPEC RD/BRIDGE	40	20	40
BELLVILLE ISD	40	20	40
BELLVILLE HOSP	40	20	40
AUSTIN CO PREC2	40	20	40

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 690	3,040	Lease: 600494 Type: REAL Owner #: 505727
FM RD	C 690	3,040	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C 690	3,040	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 690	3,040	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C 690	3,040	RRC 175403
AUSTIN CO PREC2	C 690	3,040	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.009099 Royalty Interest
HB1984: The Appraised value of \$3,040 in 2026 as compared to \$340 in 2021 is a 794.12% increase.			Category: G1
			Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	500	2,440	600
FM RD	500	2,440	600
SPEC RD/BRIDGE	500	2,440	600
BELLVILLE ISD	500	2,440	600
BELLVILLE HOSP	500	2,440	600
AUSTIN CO PREC2	500	2,440	600

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 400	750	Lease: 600581 Type: REAL Owner #: 505727
FM RD	C 400	750	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C 400	750	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 400	750	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C 400	750	RRC 203319
AUSTIN CO PREC2	C 400	750	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003206 Royalty Interest
HB1984: The Appraised value of \$750 in 2026 as compared to \$170 in 2021 is a 341.18% increase.			Category: G1
			Railroad #: 203319
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	160	560	190
FM RD	160	560	190
SPEC RD/BRIDGE	160	560	190
BELLVILLE ISD	160	560	190
BELLVILLE HOSP	160	560	190
AUSTIN CO PREC2	160	560	190

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY		C	950	2,730	Lease: 600596 Type: REAL Owner #: 505727		
FM RD		C	950	2,730	Legal: RAINS TRUST UNIT #2		
SPEC RD/BRIDGE		C	950	2,730	MAGNOLIA OIL & GAS		
BELLVILLE ISD		C	950	2,730	AB 60 KUYKENDALL ELIZABETH		
BELLVILLE HOSP		C	950	2,730	RRC 206255		
AUSTIN CO PREC2		C	950	2,730	.009099 Royalty Interest		
					Category: G1		
					Railroad #: 206255		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED							
HB1984: The Appraised value of \$2,730 in 2026 as compared to \$430 in 2021 is a 534.88% increase.							
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		950		1,590	1,140		
FM RD		950		1,590	1,140		
SPEC RD/BRIDGE		950		1,590	1,140		
BELLVILLE ISD		950		1,590	1,140		
BELLVILLE HOSP		950		1,590	1,140		
AUSTIN CO PREC2		950		1,590	1,140		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,810	4,750	2,160		
FM RD	1,810	4,750	2,160		
SPEC RD/BRIDGE	1,810	4,750	2,160		
BELLVILLE ISD	1,810	4,750	2,160		
BELLVILLE HOSP	1,810	4,750	2,160		
AUSTIN CO PREC2	1,810	4,750	2,160		

