

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

WARMKE BRADLEY
9302 WEHRING RD
BLEIBLERVILLE TX 78931-5019

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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: 505742 1298 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	200	390	Lease: 600463	Type: REAL Owner #: 505742
FM RD	C	200	390	Legal: GLAESER UNIT W#1	
SPEC RD/BRIDGE	C	200	390	MAGNOLIA OIL & GAS	
BELLVILLE ISD	C	200	390	AB 60 E M KUYKENDALL	
BELLVILLE HOSP	C	200	390	RRC 169525	
AUSTIN CO PREC2	C	200	390		
				.003854 Royalty Interest	
				Category: G1	
				Railroad #: 169525	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$390 in 2026 as compared to \$110 in 2021 is a 254.55% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	200	150	240		
FM RD	200	150	240		
SPEC RD/BRIDGE	200	150	240		
BELLVILLE ISD	200	150	240		
BELLVILLE HOSP	200	150	240		
AUSTIN CO PREC2	200	150	240		

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	200	880	Lease: 600494 Type: REAL Owner #: 505742
FM RD	C	200	880	Legal: RAINS TRUST UNIT
SPEC RD/BRIDGE	C	200	880	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	200	880	AB 65 ALLEN LARRISON SUR
BELLVILLE HOSP	C	200	880	RRC 175403
AUSTIN CO PREC2	C	200	880	.002637 Royalty Interest
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		Category: G1
No 2021 Hist				Railroad #: 175403
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	140	710	170	
FM RD	140	710	170	
SPEC RD/BRIDGE	140	710	170	
BELLVILLE ISD	140	710	170	
BELLVILLE HOSP	140	710	170	
AUSTIN CO PREC2	140	710	170	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	480	900	Lease: 600581 Type: REAL Owner #: 505742
FM RD	C	480	900	Legal: GLAESER UNIT W#2
SPEC RD/BRIDGE	C	480	900	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	480	900	AB 60 E M KUYKENDALL
BELLVILLE HOSP	C	480	900	RRC 203319
AUSTIN CO PREC2	C	480	900	.003854 Royalty Interest
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		Category: G1
HB1984: The Appraised value of \$900 in 2026		as compared to \$210 in 2021 is a 328.57% increase.		Railroad #: 203319
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	190	670	230	
FM RD	190	670	230	
SPEC RD/BRIDGE	190	670	230	
BELLVILLE ISD	190	670	230	
BELLVILLE HOSP	190	670	230	
AUSTIN CO PREC2	190	670	230	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	280	790	Lease: 600596 Type: REAL Owner #: 505742
FM RD	C	280	790	Legal: RAINS TRUST UNIT #2
SPEC RD/BRIDGE	C	280	790	MAGNOLIA OIL & GAS
BELLVILLE ISD	C	280	790	AB 60 KUYKENDALL ELIZABETH
BELLVILLE HOSP	C	280	790	RRC 206255
AUSTIN CO PREC2	C	280	790	.002637 Royalty Interest
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		Category: G1
No 2021 Hist				Railroad #: 206255
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	280	450	340	
FM RD	280	450	340	
SPEC RD/BRIDGE	280	450	340	
BELLVILLE ISD	280	450	340	
BELLVILLE HOSP	280	450	340	
AUSTIN CO PREC2	280	450	340	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	810	1,980	980		
FM RD	810	1,980	980		
SPEC RD/BRIDGE	810	1,980	980		
BELLVILLE ISD	810	1,980	980		
BELLVILLE HOSP	810	1,980	980		
AUSTIN CO PREC2	810	1,980	980		

