

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

FREEZIA TRACEY L
12335 KINGSRIDE LN #330
HOUSTON TX 77024-4116



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:	505755 370
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	240	180	Lease: 600461 Type: REAL Owner #: 505755
FM RD	240	180	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	240	180	MAGNOLIA OIL & GAS
BELLVILLE ISD	240	180	AB 49 J HODGE SUR
BELLVILLE HOSP	240	180	RRC 167650
AUSTIN CO PREC2	240	180	
HB1984: The Appraised value of \$180 in 2026 as compared to \$120 in 2021 is a 50.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	240	0	180
FM RD	240	0	180
SPEC RD/BRIDGE	240	0	180
BELLVILLE ISD	240	0	180
BELLVILLE HOSP	240	0	180
AUSTIN CO PREC2	240	0	180

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 1,410	940	Lease: 600572 Type: REAL Owner #: 505755
FM RD	C 1,410	940	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 1,410	940	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 1,410	940	AB 49 J HODGE SUR
BELLVILLE HOSP	C 1,410	940	RRC 203906
AUSTIN CO PREC2	C 1,410	940	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.004132 Royalty Interest
HB1984: The Appraised value of \$940 in 2026 as compared to \$260 in 2021 is a 261.54% increase.			Category: G1
			Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	400	460	480
FM RD	400	460	480
SPEC RD/BRIDGE	400	460	480
BELLVILLE ISD	400	460	480
BELLVILLE HOSP	400	460	480
AUSTIN CO PREC2	400	460	480

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable
COUNTY	640	460	660
FM RD	640	460	660
SPEC RD/BRIDGE	640	460	660
BELLVILLE ISD	640	460	660
BELLVILLE HOSP	640	460	660
AUSTIN CO PREC2	640	460	660