

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

SCHULZ DAVID & BONNIE
REAL ESTATE PARTNERSHIP LTD
24745 BASTROP ST
NEW ULM TX 78950-2290



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:	505816 1079
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	790	570	Lease: 600461 Type: REAL Owner #: 505816
FM RD	790	570	Legal: GOLDBERG UNIT
SPEC RD/BRIDGE	790	570	MAGNOLIA OIL & GAS
BELLVILLE ISD	790	570	AB 49 J HODGE SUR
BELLVILLE HOSP	790	570	RRC 167650
AUSTIN CO PREC2	790	570	
HB1984: The Appraised value of \$570 in 2026 as compared to \$400 in 2021 is a 42.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	790	0	570
FM RD	790	0	570
SPEC RD/BRIDGE	790	0	570
BELLVILLE ISD	790	0	570
BELLVILLE HOSP	790	0	570
AUSTIN CO PREC2	790	0	570

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	20	10	Lease: 600492 Type: REAL Owner #: 505816
FM RD	20	10	Legal: SHUPAK UNIT W#1
SPEC RD/BRIDGE	20	10	REDBUD E & P INC
BELLVILLE ISD	20	10	AB 34 BENJAMIN EATON SUR
BELLVILLE HOSP	20	10	RRC 173777
AUSTIN CO PREC2	20	10	
HB1984: The Appraised value of \$10 in 2026 as compared to \$20 in 2021 is a 50.00% decrease.			.000654 Royalty Interest Category: G1 Railroad #: 173777
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	20	0	10
FM RD	20	0	10
SPEC RD/BRIDGE	20	0	10
BELLVILLE ISD	20	0	10
BELLVILLE HOSP	20	0	10
AUSTIN CO PREC2	20	0	10

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,570	3,030	Lease: 600572 Type: REAL Owner #: 505816
FM RD	C 4,570	3,030	Legal: GOLDBERG UNIT W#2
SPEC RD/BRIDGE	C 4,570	3,030	MAGNOLIA OIL & GAS
BELLVILLE ISD	C 4,570	3,030	AB 49 J HODGE SUR
BELLVILLE HOSP	C 4,570	3,030	RRC 203906
AUSTIN CO PREC2	C 4,570	3,030	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED HB1984: The Appraised value of \$3,030 in 2026 as compared to \$830 in 2021 is a 265.06% increase.			.013396 Royalty Interest Category: G1 Railroad #: 203906
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,300	1,470	1,560
FM RD	1,300	1,470	1,560
SPEC RD/BRIDGE	1,300	1,470	1,560
BELLVILLE ISD	1,300	1,470	1,560
BELLVILLE HOSP	1,300	1,470	1,560
AUSTIN CO PREC2	1,300	1,470	1,560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,110	1,470	2,140		
FM RD	2,110	1,470	2,140		
SPEC RD/BRIDGE	2,110	1,470	2,140		
BELLVILLE ISD	2,110	1,470	2,140		
BELLVILLE HOSP	2,110	1,470	2,140		
AUSTIN CO PREC2	2,110	1,470	2,140		