

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

NEW BREMEN RANCH LTD
22185 THISTLE LN
NEW ULM TX 78950-4950



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:	506161 861
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	1,710	2,710	Lease: 600662	Type: REAL Owner #: 506161
BELLVILLE ISD	C	1,710	2,710	Legal: SCHILLER #6	
FM RD	C	1,710	2,710	STRAND ENERGY LC	
SPEC RD/BRIDGE	C	1,710	2,710	AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	1,710	2,710	RRC 232647	
AUSTIN CO PREC2	C	1,710	2,710		
				.003355 Royalty Interest	
				Category: G1	
				Railroad #: 232647	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$2,710 in 2026 as compared to \$1,910 in 2021 is a 41.88% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	1,710	660	2,050		
BELLVILLE ISD	1,710	660	2,050		
FM RD	1,710	660	2,050		
SPEC RD/BRIDGE	1,710	660	2,050		
BELLVILLE HOSP	1,710	660	2,050		
AUSTIN CO PREC2	1,710	660	2,050		

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		130,600	115,170	Lease: 600752 Type: REAL Owner #: 506161	
FM RD		130,600	115,170	Legal: BLEZINGER W #4 & #5	
SPEC RD/BRIDGE		130,600	115,170	STRAND ENERGY	
BELLVILLE ISD		130,600	115,170	AB 314 F WRIGHT SUR	
BELLVILLE HOSP		130,600	115,170	RRC 27934	
AUSTIN CO PREC2		130,600	115,170		
				.062500 Royalty Interest Category: G1 Railroad #: 27934	
HB1984: The Appraised value of \$115,170 in 2026 as compared to \$6,190 in 2021 is a 1760.58% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		119,260	0	115,170	
FM RD		119,260	0	115,170	
SPEC RD/BRIDGE		119,260	0	115,170	
BELLVILLE ISD		119,260	0	115,170	
BELLVILLE HOSP		119,260	0	115,170	
AUSTIN CO PREC2		119,260	0	115,170	

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	120,970	660	117,220		
BELLVILLE ISD	120,970	660	117,220		
FM RD	120,970	660	117,220		
SPEC RD/BRIDGE	120,970	660	117,220		
BELLVILLE HOSP	120,970	660	117,220		
AUSTIN CO PREC2	120,970	660	117,220		