

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

PACLEB BENJAMIN
9003 S FERNDAL PLACE DR
HOUSTON TX 77064-3490



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: 506300 897

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 240	40	Lease: 600332 Type: REAL Owner #: 506300		
FM RD	C 240	40	Legal: WATERFLOOD UNIT #2 TR 16		
SPEC RD/BRIDGE	C 240	40	ENHANCED ENERGY		
BELLVILLE ISD	C 240	40	AB 101 W C WHITE SUR		
BELLVILLE HOSP	C 240	40	RRC 8910		
AUSTIN CO PREC1	C 240	40			
			.008015 Royalty Interest		
			Category: G1		
			Railroad #: 8910		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$40 in 2026 as compared to \$10 in 2021 is a 300.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	10	20	20		
FM RD	10	20	20		
SPEC RD/BRIDGE	10	20	20		
BELLVILLE ISD	10	20	20		
BELLVILLE HOSP	10	20	20		
AUSTIN CO PREC1	10	20	20		

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 3,010	2,800	Lease: 600344 Type: REAL Owner #: 506300
FM RD	C 3,010	2,800	Legal: WATERFLOOD UNIT #1 TR 13
SPEC RD/BRIDGE	C 3,010	2,800	ENHANCED ENERGY
BELLVILLE ISD	C 3,010	2,800	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,010	2,800	RRC 8909
AUSTIN CO PREC1	C 3,010	2,800	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008015 Royalty Interest
HB1984: The Appraised value of \$2,800 in 2026 as compared to \$370 in 2021 is a 656.76% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,380	1,140	1,660
FM RD	1,380	1,140	1,660
SPEC RD/BRIDGE	1,380	1,140	1,660
BELLVILLE ISD	1,380	1,140	1,660
BELLVILLE HOSP	1,380	1,140	1,660
AUSTIN CO PREC1	1,380	1,140	1,660

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 3,150	2,930	Lease: 600384 Type: REAL Owner #: 506300
FM RD	C 3,150	2,930	Legal: WATERFLOOD UNIT #1 TR 14
SPEC RD/BRIDGE	C 3,150	2,930	ENHANCED ENERGY
BELLVILLE ISD	C 3,150	2,930	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,150	2,930	RRC 8909
AUSTIN CO PREC1	C 3,150	2,930	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008015 Royalty Interest
HB1984: The Appraised value of \$2,930 in 2026 as compared to \$390 in 2021 is a 651.28% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,440	1,200	1,730
FM RD	1,440	1,200	1,730
SPEC RD/BRIDGE	1,440	1,200	1,730
BELLVILLE ISD	1,440	1,200	1,730
BELLVILLE HOSP	1,440	1,200	1,730
AUSTIN CO PREC1	1,440	1,200	1,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 4,160	5,690	Lease: 600604 Type: REAL Owner #: 506300
FM RD	C 4,160	5,690	Legal: WALTON J C "A" W#16
SPEC RD/BRIDGE	C 4,160	5,690	ENHANCED ENERGY
BELLVILLE ISD	C 4,160	5,690	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 4,160	5,690	RRC 24703
AUSTIN CO PREC1	C 4,160	5,690	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008015 Royalty Interest
HB1984: The Appraised value of \$5,690 in 2026 as compared to \$500 in 2021 is a 1038.00% increase.			Category: G1
			Railroad #: 24703
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,440	3,960	1,730
FM RD	1,440	3,960	1,730
SPEC RD/BRIDGE	1,440	3,960	1,730
BELLVILLE ISD	1,440	3,960	1,730
BELLVILLE HOSP	1,440	3,960	1,730
AUSTIN CO PREC1	1,440	3,960	1,730

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 22,920	33,650	Lease: 600701 Type: REAL Owner #: 506300
FM RD	C 22,920	33,650	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 22,920	33,650	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 22,920	33,650	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 22,920	33,650	RRC 25625
AUSTIN CO PREC1	C 22,920	33,650	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.010067 Royalty Interest
HB1984: The Appraised value of \$33,650 in 2026 as compared to \$8,350 in 2021 is a 302.99% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	22,920	6,150	27,500
FM RD	22,920	6,150	27,500
SPEC RD/BRIDGE	22,920	6,150	27,500
BELLVILLE ISD	22,920	6,150	27,500
BELLVILLE HOSP	22,920	6,150	27,500
AUSTIN CO PREC1	22,920	6,150	27,500

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 5,410	6,470	Lease: 600730 Type: REAL Owner #: 506300
FM RD	C 5,410	6,470	Legal: WALTON JC "A" W#13,19,20
SPEC RD/BRIDGE	C 5,410	6,470	ENHANCED ENERGY PART
BELLVILLE ISD	C 5,410	6,470	AB 101 WMC WHITE
BELLVILLE HOSP	C 5,410	6,470	RRC 27888
AUSTIN CO PREC1	C 5,410	6,470	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.008015 Royalty Interest
HB1984: The Appraised value of \$6,470 in 2026 as compared to \$1,760 in 2021 is a 267.61% increase.			Category: G1
			Railroad #: 27888
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,610	2,130	4,340
FM RD	3,610	2,130	4,340
SPEC RD/BRIDGE	3,610	2,130	4,340
BELLVILLE ISD	3,610	2,130	4,340
BELLVILLE HOSP	3,610	2,130	4,340
AUSTIN CO PREC1	3,610	2,130	4,340

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	30,800	14,600	36,980		
FM RD	30,800	14,600	36,980		
SPEC RD/BRIDGE	30,800	14,600	36,980		
BELLVILLE ISD	30,800	14,600	36,980		
BELLVILLE HOSP	30,800	14,600	36,980		
AUSTIN CO PREC1	30,800	14,600	36,980		

