

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

MORGAN MICHAEL CHARLES
1111 LAUREL GREEN RD
MISSOURI CITY TX 77459-2832



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: 506481 832 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	3,040	940	Lease: 1096 Type: REAL Owner #: 506481
FM RD	3,040	940	Legal: MUELLER A
SPEC RD/BRIDGE	3,040	940	ENHANCED ENERGY
BELLVILLE ISD	3,040	940	AB 101 W C WHITE SUR
BELLVILLE HOSP	3,040	940	RRC 27890
AUSTIN CO PREC1	3,040	940	
HB1984: The Appraised value of \$940 in 2026 as compared to \$750 in 2021 is a 25.33% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	2,400	0	940
FM RD	2,400	0	940
SPEC RD/BRIDGE	2,400	0	940
BELLVILLE ISD	2,400	0	940
BELLVILLE HOSP	2,400	0	940
AUSTIN CO PREC1	2,400	0	940

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	870	710	Lease: 1300 Type: REAL Owner #: 506481
FM RD	C	870	710	Legal: RB MIOCENE UNIT #3 TR 1
SPEC RD/BRIDGE	C	870	710	ENHANCED ENERGY
BELLVILLE ISD	C	870	710	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	870	710	RRC 27902
AUSTIN CO PREC1	C	870	710	.002603 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$710 in 2026 as compared to \$150 in 2021 is a 373.33% increase.				Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	160	520	190	
FM RD	160	520	190	
SPEC RD/BRIDGE	160	520	190	
BELLVILLE ISD	160	520	190	
BELLVILLE HOSP	160	520	190	
AUSTIN CO PREC1	160	520	190	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	720	670	Lease: 600346 Type: REAL Owner #: 506481
FM RD	C	720	670	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C	720	670	ENHANCED ENERGY
BELLVILLE ISD	C	720	670	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	720	670	RRC 8909
AUSTIN CO PREC1	C	720	670	.002604 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
HB1984: The Appraised value of \$670 in 2026 as compared to \$90 in 2021 is a 644.44% increase.				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	330	270	400	
FM RD	330	270	400	
SPEC RD/BRIDGE	330	270	400	
BELLVILLE ISD	330	270	400	
BELLVILLE HOSP	330	270	400	
AUSTIN CO PREC1	330	270	400	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	690	2,180	Lease: 600769 Type: REAL Owner #: 506481
FM RD	C	690	2,180	Legal: MUELLER A W#15
SPEC RD/BRIDGE	C	690	2,180	ENHANCED ENERGY
BELLVILLE ISD	C	690	2,180	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	690	2,180	RRC #28069
AUSTIN CO PREC1	C	690	2,180	.002604 Royalty Interest
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				Category: G1
No 2021 Hist				Railroad #: 28069
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	690	1,350	830	
FM RD	690	1,350	830	
SPEC RD/BRIDGE	690	1,350	830	
BELLVILLE ISD	690	1,350	830	
BELLVILLE HOSP	690	1,350	830	
AUSTIN CO PREC1	690	1,350	830	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,580	2,140	2,360		
FM RD	3,580	2,140	2,360		
SPEC RD/BRIDGE	3,580	2,140	2,360		
BELLVILLE ISD	3,580	2,140	2,360		
BELLVILLE HOSP	3,580	2,140	2,360		
AUSTIN CO PREC1	3,580	2,140	2,360		

