

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

JON ERVIN AND JUDITH RAE
PNC
777 TAYLOR STREET PH P1A
FORT WORTH TX 76102-4944



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:	506492 600
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	4,050	1,250	Lease: 1096 Type: REAL Owner #: 506492
FM RD	4,050	1,250	Legal: MUELLER A
SPEC RD/BRIDGE	4,050	1,250	ENHANCED ENERGY
BELLVILLE ISD	4,050	1,250	AB 101 W C WHITE SUR
BELLVILLE HOSP	4,050	1,250	RRC 27890
AUSTIN CO PREC1	4,050	1,250	
HB1984: The Appraised value of \$1,250 in 2026 as compared to \$1,000 in 2021 is a 25.00% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	3,210	0	1,250
FM RD	3,210	0	1,250
SPEC RD/BRIDGE	3,210	0	1,250
BELLVILLE ISD	3,210	0	1,250
BELLVILLE HOSP	3,210	0	1,250
AUSTIN CO PREC1	3,210	0	1,250

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 1,160	950	Lease: 1300 Type: REAL Owner #: 506492
FM RD	C 1,160	950	Legal: RB MIOCENE UNIT #3 TR 1
SPEC RD/BRIDGE	C 1,160	950	ENHANCED ENERGY
BELLVILLE ISD	C 1,160	950	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 1,160	950	RRC 27902
AUSTIN CO PREC1	C 1,160	950	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003472 Royalty Interest
HB1984: The Appraised value of \$950 in 2026 as compared to \$200 in 2021 is a 375.00% increase.			Category: G1
			Railroad #: 27902
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	220	690	260
FM RD	220	690	260
SPEC RD/BRIDGE	220	690	260
BELLVILLE ISD	220	690	260
BELLVILLE HOSP	220	690	260
AUSTIN CO PREC1	220	690	260

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 950	890	Lease: 600346 Type: REAL Owner #: 506492
FM RD	C 950	890	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C 950	890	ENHANCED ENERGY
BELLVILLE ISD	C 950	890	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 950	890	RRC 8909
AUSTIN CO PREC1	C 950	890	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.003472 Royalty Interest
HB1984: The Appraised value of \$890 in 2026 as compared to \$120 in 2021 is a 641.67% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	430	370	520
FM RD	430	370	520
SPEC RD/BRIDGE	430	370	520
BELLVILLE ISD	430	370	520
BELLVILLE HOSP	430	370	520
AUSTIN CO PREC1	430	370	520

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	3,860	1,060	2,030		
FM RD	3,860	1,060	2,030		
SPEC RD/BRIDGE	3,860	1,060	2,030		
BELLVILLE ISD	3,860	1,060	2,030		
BELLVILLE HOSP	3,860	1,060	2,030		
AUSTIN CO PREC1	3,860	1,060	2,030		