

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

WEED DEBRA JEANNINE
3606 WINTERGREEN DR
HUMBLE TX 77396-1640



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: 506496 1304

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	1,900	590	Lease: 1096 Type: REAL Owner #: 506496
FM RD	1,900	590	Legal: MUELLER A
SPEC RD/BRIDGE	1,900	590	ENHANCED ENERGY
BELLVILLE ISD	1,900	590	AB 101 W C WHITE SUR
BELLVILLE HOSP	1,900	590	RRC 27890
AUSTIN CO PREC1	1,900	590	
HB1984: The Appraised value of \$590 in 2026 as compared to \$470 in 2021 is a 25.53% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,510	0	590
FM RD	1,510	0	590
SPEC RD/BRIDGE	1,510	0	590
BELLVILLE ISD	1,510	0	590
BELLVILLE HOSP	1,510	0	590
AUSTIN CO PREC1	1,510	0	590

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	550		450	Lease: 1300 Type: REAL Owner #: 506496
FM RD	C	550		450	Legal: RB MIOCENE UNIT #3 TR 1
SPEC RD/BRIDGE	C	550		450	ENHANCED ENERGY
BELLVILLE ISD	C	550		450	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	550		450	RRC 27902
AUSTIN CO PREC1	C	550		450	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					.001628 Royalty Interest
HB1984: The Appraised value of \$450 in 2026 as compared to					\$90 in 2021 is a 400.00% increase.
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	100		330	120	
FM RD	100		330	120	
SPEC RD/BRIDGE	100		330	120	
BELLVILLE ISD	100		330	120	
BELLVILLE HOSP	100		330	120	
AUSTIN CO PREC1	100		330	120	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	450		420	Lease: 600346 Type: REAL Owner #: 506496
FM RD	C	450		420	Legal: WATERFLOOD UNIT #1 TR 16
SPEC RD/BRIDGE	C	450		420	ENHANCED ENERGY
BELLVILLE ISD	C	450		420	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	450		420	RRC 8909
AUSTIN CO PREC1	C	450		420	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					.001627 Royalty Interest
HB1984: The Appraised value of \$420 in 2026 as compared to					\$60 in 2021 is a 600.00% increase.
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	200		180	240	
FM RD	200		180	240	
SPEC RD/BRIDGE	200		180	240	
BELLVILLE ISD	200		180	240	
BELLVILLE HOSP	200		180	240	
AUSTIN CO PREC1	200		180	240	

MINERAL APPRAISAL INFORMATION		LAST YEAR		PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	430		1,360	Lease: 600769 Type: REAL Owner #: 506496
FM RD	C	430		1,360	Legal: MUELLER A W#15
SPEC RD/BRIDGE	C	430		1,360	ENHANCED ENERGY
BELLVILLE ISD	C	430		1,360	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	430		1,360	RRC #28069
AUSTIN CO PREC1	C	430		1,360	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					.001628 Royalty Interest
No 2021 Hist					Category: G1
					Railroad #: 28069
Taxing Units	Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	430		840	520	
FM RD	430		840	520	
SPEC RD/BRIDGE	430		840	520	
BELLVILLE ISD	430		840	520	
BELLVILLE HOSP	430		840	520	
AUSTIN CO PREC1	430		840	520	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	2,240	1,350	1,470		
FM RD	2,240	1,350	1,470		
SPEC RD/BRIDGE	2,240	1,350	1,470		
BELLVILLE ISD	2,240	1,350	1,470		
BELLVILLE HOSP	2,240	1,350	1,470		
AUSTIN CO PREC1	2,240	1,350	1,470		

