

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

SFF ROYALTY LLC
PO BOX 2080
MIDLAND TX 79702-2080



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: 506804 1105

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	1,880	1,560	Lease: 1122	Type: REAL Owner #: 506804
FM RD	C	1,880	1,560	Legal: PAINE ROBERT G (4 WELLS)	
SPEC RD/BRIDGE	C	1,880	1,560	ENHANCED ENERGY	
BELLVILLE ISD	C	1,880	1,560	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	1,880	1,560	RRC 10020 14923 20147 24091	
AUSTIN CO PREC1	C	1,880	1,560		
				.000782 Royalty Interest	
				Category: G1	
				Railroad #: 10020	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$1,560 in 2026 as compared to \$1,300 in 2021 is a 20.00% increase.					
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		550	900	660	
FM RD		550	900	660	
SPEC RD/BRIDGE		550	900	660	
BELLVILLE ISD		550	900	660	
BELLVILLE HOSP		550	900	660	
AUSTIN CO PREC1		550	900	660	

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	490	80	Lease: 600319 Type: REAL Owner #: 506804
FM RD	C	490	80	Legal: WATERFLOOD UNIT #2 TR 3
SPEC RD/BRIDGE	C	490	80	ENHANCED ENERGY
BELLVILLE ISD	C	490	80	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	490	80	RRC 8910
AUSTIN CO PREC1	C	490	80	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000782 Royalty Interest
HB1984: The Appraised value of \$80 in 2026 as compared to \$30 in 2021 is a 166.67% increase.				Category: G1
				Railroad #: 8910
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	40	30	50	
FM RD	40	30	50	
SPEC RD/BRIDGE	40	30	50	
BELLVILLE ISD	40	30	50	
BELLVILLE HOSP	40	30	50	
AUSTIN CO PREC1	40	30	50	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	910	840	Lease: 600362 Type: REAL Owner #: 506804
FM RD	C	910	840	Legal: WATERFLOOD UNIT #1 TR 32
SPEC RD/BRIDGE	C	910	840	ENHANCED ENERGY
BELLVILLE ISD	C	910	840	AB 101 W C WHITE SUR
BELLVILLE HOSP	C	910	840	RRC 8909
AUSTIN CO PREC1	C	910	840	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000782 Royalty Interest
HB1984: The Appraised value of \$840 in 2026 as compared to \$110 in 2021 is a 663.64% increase.				Category: G1
				Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	420	340	500	
FM RD	420	340	500	
SPEC RD/BRIDGE	420	340	500	
BELLVILLE ISD	420	340	500	
BELLVILLE HOSP	420	340	500	
AUSTIN CO PREC1	420	340	500	

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C	260	390	Lease: 600747 Type: REAL Owner #: 506804
FM RD	C	260	390	Legal: PAINE ROBERT G W#50
SPEC RD/BRIDGE	C	260	390	ENHANCED ENERGY PART
BELLVILLE ISD	C	260	390	AB 101 WHITE, W C
BELLVILLE HOSP	C	260	390	RRC# 27229
AUSTIN CO PREC1	C	260	390	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.000782 Royalty Interest
No 2021 Hist				Category: G1
				Railroad #: 27229
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY	90	290	100	
FM RD	90	290	100	
SPEC RD/BRIDGE	90	290	100	
BELLVILLE ISD	90	290	100	
BELLVILLE HOSP	90	290	100	
AUSTIN CO PREC1	90	290	100	

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,100	1,560	1,310		
FM RD	1,100	1,560	1,310		
SPEC RD/BRIDGE	1,100	1,560	1,310		
BELLVILLE ISD	1,100	1,560	1,310		
BELLVILLE HOSP	1,100	1,560	1,310		
AUSTIN CO PREC1	1,100	1,560	1,310		

