

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

SHARP FRANK WILSON JR IRR LTTR
%KATHERINE SHARP TTEE
700 N PEARL ST STE 200
DALLAS TX 75201-7404

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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: 506956 1106 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		C	60	50	Lease: 600342 Type: REAL Owner #: 506956	
FM RD		C	60	50	Legal: WATERFLOOD UNIT #1 TR 9	
SPEC RD/BRIDGE		C	60	50	ENHANCED ENERGY	
BELLVILLE ISD		C	60	50	AB 101 W C WHITE SUR	
BELLVILLE HOSP		C	60	50	RRC 8909	
AUSTIN CO PREC1		C	60	50		
					.000325 Royalty Interest	
					Category: G1	
					Railroad #: 8909	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$50 in 2026 as compared to \$10 in 2021 is a 400.00% increase.						
Taxing Units		Last Year's Taxable		Proposed Deductions	Proposed Taxable (Less Deductions)	
COUNTY		30		20	30	
FM RD		30		20	30	
SPEC RD/BRIDGE		30		20	30	
BELLVILLE ISD		30		20	30	
BELLVILLE HOSP		30		20	30	
AUSTIN CO PREC1		30		20	30	

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	810	750	Lease: 600351	Type: REAL Owner #: 506956
FM RD	C	810	750	Legal: WATERFLOOD UNIT #1 TR 21	
SPEC RD/BRIDGE	C	810	750	ENHANCED ENERGY	
BELLVILLE ISD	C	810	750	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	810	750	RRC 8909	
AUSTIN CO PREC1	C	810	750		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.001953 Royalty Interest	
HB1984: The Appraised value of \$750 in 2026 as compared to \$100 in 2021 is a 650.00% increase.				Category: G1	
				Railroad #: 8909	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	370	300	450		
FM RD	370	300	450		
SPEC RD/BRIDGE	370	300	450		
BELLVILLE ISD	370	300	450		
BELLVILLE HOSP	370	300	450		
AUSTIN CO PREC1	370	300	450		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	130	120	Lease: 600353	Type: REAL Owner #: 506956
FM RD	C	130	120	Legal: WATERFLOOD UNIT #1 TR 23	
SPEC RD/BRIDGE	C	130	120	ENHANCED ENERGY	
BELLVILLE ISD	C	130	120	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	130	120	RRC 8909	
AUSTIN CO PREC1	C	130	120		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED				.002604 Royalty Interest	
HB1984: The Appraised value of \$120 in 2026 as compared to \$20 in 2021 is a 500.00% increase.				Category: G1	
				Railroad #: 8909	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	50	70		
FM RD	60	50	70		
SPEC RD/BRIDGE	60	50	70		
BELLVILLE ISD	60	50	70		
BELLVILLE HOSP	60	50	70		
AUSTIN CO PREC1	60	50	70		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	460	370	550		
FM RD	460	370	550		
SPEC RD/BRIDGE	460	370	550		
BELLVILLE ISD	460	370	550		
BELLVILLE HOSP	460	370	550		
AUSTIN CO PREC1	460	370	550		