

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

GIPS BETTY T
PO BOX 148
ELLINGER TX 78938-0148

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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: 506966 409

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	350	280	Lease: 600333	Type: REAL Owner #: 506966
FM RD	C	350	280	Legal: RB MIOCENE UNIT #3 TR 2	
SPEC RD/BRIDGE	C	350	280	ENHANCED ENERGY	
BELLVILLE ISD	C	350	280	AB 101 W C WHITE SUR	
BELLVILLE HOSP	C	350	280	RRC 27902	
AUSTIN CO PREC1	C	350	280		
				.005859 Royalty Interest	
				Category: G1	
				Railroad #: 27902	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$280 in 2026 as compared to \$60 in 2021 is a 366.67% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	210	70		
FM RD	60	210	70		
SPEC RD/BRIDGE	60	210	70		
BELLVILLE ISD	60	210	70		
BELLVILLE HOSP	60	210	70		
AUSTIN CO PREC1	60	210	70		

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 3,980	3,700	Lease: 600360 Type: REAL Owner #: 506966
FM RD	C 3,980	3,700	Legal: WATERFLOOD UNIT #1 TR 30
SPEC RD/BRIDGE	C 3,980	3,700	ENHANCED ENERGY
BELLVILLE ISD	C 3,980	3,700	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 3,980	3,700	RRC 8909
AUSTIN CO PREC1	C 3,980	3,700	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005859 Royalty Interest
HB1984: The Appraised value of \$3,700 in 2026 as compared to \$490 in 2021 is a 655.10% increase.			Category: G1
			Railroad #: 8909
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	1,830	1,510	2,190
FM RD	1,830	1,510	2,190
SPEC RD/BRIDGE	1,830	1,510	2,190
BELLVILLE ISD	1,830	1,510	2,190
BELLVILLE HOSP	1,830	1,510	2,190
AUSTIN CO PREC1	1,830	1,510	2,190

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 540	790	Lease: 600701 Type: REAL Owner #: 506966
FM RD	C 540	790	Legal: RACCOON BND UWX OIL UN NO 5-1
SPEC RD/BRIDGE	C 540	790	ORX RESOURCES, L.L.C
BELLVILLE ISD	C 540	790	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 540	790	RRC 25625
AUSTIN CO PREC1	C 540	790	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.000236 Royalty Interest
HB1984: The Appraised value of \$790 in 2026 as compared to \$200 in 2021 is a 295.00% increase.			Category: G1
			Railroad #: 25625
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	540	140	650
FM RD	540	140	650
SPEC RD/BRIDGE	540	140	650
BELLVILLE ISD	540	140	650
BELLVILLE HOSP	540	140	650
AUSTIN CO PREC1	540	140	650

MINERAL APPRAISAL INFORMATION	LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION
COUNTY	C 19,480	19,630	Lease: 600721 Type: REAL Owner #: 506966
FM RD	C 19,480	19,630	Legal: WOODLEY R B W#84,92
SPEC RD/BRIDGE	C 19,480	19,630	ENHANCED ENERGY
BELLVILLE ISD	C 19,480	19,630	AB 101 W C WHITE SUR
BELLVILLE HOSP	C 19,480	19,630	RRC 8876
AUSTIN CO PREC1	C 19,480	19,630	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.005859 Royalty Interest
HB1984: The Appraised value of \$19,630 in 2026 as compared to \$7,290 in 2021 is a 169.27% increase.			Category: G1
			Railroad #: 8876
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	12,870	4,180	15,450
FM RD	12,870	4,180	15,450
SPEC RD/BRIDGE	12,870	4,180	15,450
BELLVILLE ISD	12,870	4,180	15,450
BELLVILLE HOSP	12,870	4,180	15,450
AUSTIN CO PREC1	12,870	4,180	15,450

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	11,180	6,980	Lease: 600750	Type: REAL Owner #: 506966	
FM RD	C	11,180	6,980	Legal: WOODLEY R B		
SPEC RD/BRIDGE	C	11,180	6,980	ENHANCED ENERGY PART		
BELLVILLE ISD	C	11,180	6,980	AB 46 HARVEY W		
BELLVILLE HOSP	C	11,180	6,980	RRC#27900		
AUSTIN CO PREC1	C	11,180	6,980			
				.005859 Royalty Interest		
				Category: G1		
				Railroad #: 27900		
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED						
HB1984: The Appraised value of \$6,980 in 2026 as compared to \$3,290 in 2021 is a 112.16% increase.						
Taxing Units		Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY		4,350	1,760	5,220		
FM RD		4,350	1,760	5,220		
SPEC RD/BRIDGE		4,350	1,760	5,220		
BELLVILLE ISD		4,350	1,760	5,220		
BELLVILLE HOSP		4,350	1,760	5,220		
AUSTIN CO PREC1		4,350	1,760	5,220		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	19,650	7,800	23,580		
FM RD	19,650	7,800	23,580		
SPEC RD/BRIDGE	19,650	7,800	23,580		
BELLVILLE ISD	19,650	7,800	23,580		
BELLVILLE HOSP	19,650	7,800	23,580		
AUSTIN CO PREC1	19,650	7,800	23,580		

