

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

YALE MAIDIE B
3316 ABBY RD
MANSFIELD TX 76063



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: 507034 1370

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		1,160	Lease: 600677 Type: REAL Owner #: 507034
FM RD		1,160	Legal: KATHY
SPEC RD/BRIDGE		1,160	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		1,160	AB 72 NEWMAN J
SEALY ISD		1,160	RRC 24549
AUST CO ESD #1		1,160	
AUSTIN CO PREC4		1,160	.002119 Royalty Interest
HB1984: The Appraised value of \$1,160 in 2026 as compared to \$910 in 2021 is a 27.47% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	1,160
FM RD	0	0	1,160
SPEC RD/BRIDGE	0	0	1,160
CTY BRAZOS CTRY	0	0	1,160
SEALY ISD	0	0	1,160
AUST CO ESD #1	0	0	1,160
AUSTIN CO PREC4	0	0	1,160

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		560	Lease: 600690 Type: REAL Owner #: 507034
FM RD		560	Legal: KATHY #6
SPEC RD/BRIDGE		560	GEOSOUTHERN ENERGY
CTY BRAZOS CTRY		560	AB 72 NEWMAN J
SEALY ISD		560	RRC 24649
AUST CO ESD #1		560	
AUSTIN CO PREC4		560	.002019 Royalty Interest
HB1984: The Appraised value of \$560 in 2026 as compared to \$210 in 2021 is a 166.67% increase.			Category: G1
			Railroad #: 24649
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	0	0	560
FM RD	0	0	560
SPEC RD/BRIDGE	0	0	560
CTY BRAZOS CTRY	0	0	560
SEALY ISD	0	0	560
AUST CO ESD #1	0	0	560
AUSTIN CO PREC4	0	0	560

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	0	0	1,720		
FM RD	0	0	1,720		
SPEC RD/BRIDGE	0	0	1,720		
CTY BRAZOS CTRY	0	0	1,720		
SEALY ISD	0	0	1,720		
AUST CO ESD #1	0	0	1,720		
AUSTIN CO PREC4	0	0	1,720		