

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

SMITH CLARA & W AUBREY CHAR FD
% RYAN LLC
1233 W LOOP S #1500
HOUSTON TX 77027



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:	507040 1139
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 780	770	Lease: 1312 Type: REAL Owner #: 507040
FM RD	C 780	770	Legal: RB COCKFIELD UNIT #4 TR #1
SPEC RD/BRIDGE	C 780	770	ENHANCED ENERGY
BELLVILLE ISD G	C 780	770	AB 101 W C WHITE SUR
BELLVILLE HOSP G	C 780	770	RRC 19470
AUSTIN CO PREC1 G	C 780	770	Agent: 549
			.001389 Override Royalty
			Category: G1
			Railroad #: 19470
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED			
HB1984: The Appraised value of \$770 in 2026 as compared to \$80 in 2021 is a 862.50% increase.			
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	230	490	280
FM RD	230	490	280
SPEC RD/BRIDGE	230	490	280
BELLVILLE ISD	0	770	0
BELLVILLE HOSP	0	770	0
AUSTIN CO PREC1	0	770	0

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 340	60	Lease: 600326 Type: REAL	Owner #: 507040
FM RD		C 340	60	Legal: WATERFLOOD UNIT #2 TR 10	
SPEC RD/BRIDGE		C 340	60	ENHANCED ENERGY	
BELLVILLE ISD	G	C 340	60	AB 101 W C WHITE SUR	
BELLVILLE HOSP	G	C 340	60	RRC 8910	
AUSTIN CO PREC1	G	C 340	60		Agent: 549
				.001389 Override Royalty	
				Category: G1	
				Railroad #: 8910	
Deductions: (G)=LESS THAN \$500 MIN INT (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$60 in 2026 as compared to \$20 in 2021 is a 200.00% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	30	30	30		
FM RD	30	30	30		
SPEC RD/BRIDGE	30	30	30		
BELLVILLE ISD	0	60	0		
BELLVILLE HOSP	0	60	0		
AUSTIN CO PREC1	0	60	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY			4,100	Lease: 600677 Type: REAL	Owner #: 507040
FM RD			4,100	Legal: KATHY	
SPEC RD/BRIDGE			4,100	GEOSOUTHERN ENERGY	
CTY BRAZOS CTRY			4,100	AB 72 NEWMAN J	
SEALY ISD			4,100	RRC 24549	
AUST CO ESD #1			4,100		Agent: 549
AUSTIN CO PREC4			4,100		
				.007500 Royalty Interest	
				Category: G1	
				Railroad #: 24549	
HB1984: The Appraised value of \$4,100 in 2026 as compared to \$3,230 in 2021 is a 26.93% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	4,100		
FM RD	0	0	4,100		
SPEC RD/BRIDGE	0	0	4,100		
CTY BRAZOS CTRY	0	0	4,100		
SEALY ISD	0	0	4,100		
AUST CO ESD #1	0	0	4,100		
AUSTIN CO PREC4	0	0	4,100		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY			2,060	Lease: 600690 Type: REAL	Owner #: 507040
FM RD			2,060	Legal: KATHY #6	
SPEC RD/BRIDGE			2,060	GEOSOUTHERN ENERGY	
CTY BRAZOS CTRY			2,060	AB 72 NEWMAN J	
SEALY ISD			2,060	RRC 24649	
AUST CO ESD #1			2,060		Agent: 549
AUSTIN CO PREC4			2,060		
				.007500 Royalty Interest	
				Category: G1	
				Railroad #: 24649	
HB1984: The Appraised value of \$2,060 in 2026 as compared to \$780 in 2021 is a 164.10% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	0	0	2,060		
FM RD	0	0	2,060		
SPEC RD/BRIDGE	0	0	2,060		
CTY BRAZOS CTRY	0	0	2,060		
SEALY ISD	0	0	2,060		
AUST CO ESD #1	0	0	2,060		
AUSTIN CO PREC4	0	0	2,060		

Total of all Above Parcels

Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	260	520	6,470		
FM RD	260	520	6,470		
SPEC RD/BRIDGE	260	520	6,470		
BELLVILLE ISD	0	830	0		
BELLVILLE HOSP	0	830	0		
AUSTIN CO PREC1	0	830	0		
CTY BRAZOS CTRY	0	0	6,160		
SEALY ISD	0	0	6,160		
AUST CO ESD #1	0	0	6,160		
AUSTIN CO PREC4	0	0	6,160		

