

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

FOX THOMAS JESSE
439 ARAGON ST
VALLEJO CA 94591-3400

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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: 507050 365

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 26,310	22,030	Lease: 1024	Type: REAL Owner #: 507050
FM RD		C 26,310	22,030	Legal: GEORGE B W#1	
SPEC RD/BRIDGE		C 26,310	22,030	STRAND ENERGY LC	
BELLVILLE ISD		C 26,310	22,030	AB 124 THOS BELL SUR	
BELLVILLE HOSP		C 26,310	22,030	RRC 63448	
AUSTIN CO PREC1		C 26,310	22,030		
				.025208 Override Royalty	
				Category: G1	
				Railroad #: 27924	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$22,030 in 2026 as compared to \$4,100 in 2021 is a 437.32% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	17,280	1,290	20,740		
FM RD	17,280	1,290	20,740		
SPEC RD/BRIDGE	17,280	1,290	20,740		
BELLVILLE ISD	17,280	1,290	20,740		
BELLVILLE HOSP	17,280	1,290	20,740		
AUSTIN CO PREC1	17,280	1,290	20,740		

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	4,920	34,270	Lease: 1025	Type: REAL	Owner #: 507050
FM RD	C	4,920	34,270	Legal: SCHILLER W#1		
SPEC RD/BRIDGE	C	4,920	34,270		STRAND ENERGY LLC	
BELLVILLE ISD	C	4,920	34,270		AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	4,920	34,270		RRC 27952	
AUSTIN CO PREC1	C	4,920	34,270			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.016806 Royalty Interest		
No 2021 Hist				Category: G1		
				Railroad #: 27952		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	3,130	28,370	5,900			
FM RD	3,130	28,370	5,900			
SPEC RD/BRIDGE	3,130	28,370	5,900			
BELLVILLE ISD	3,130	28,370	5,900			
BELLVILLE HOSP	3,130	28,370	5,900			
AUSTIN CO PREC1	3,130	28,370	5,900			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	8,560	13,560	Lease: 600662	Type: REAL	Owner #: 507050
BELLVILLE ISD	C	8,560	13,560	Legal: SCHILLER #6		
FM RD	C	8,560	13,560		STRAND ENERGY LC	
SPEC RD/BRIDGE	C	8,560	13,560		AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	8,560	13,560		RRC 232647	
AUSTIN CO PREC2	C	8,560	13,560			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.016806 Override Royalty		
HB1984: The Appraised value of \$13,560 in 2026 as compared				Category: G1		
				Railroad #: 232647		
				to \$14,340 in 2021 is a 5.44% decrease.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	8,560	3,290	10,270			
BELLVILLE ISD	8,560	3,290	10,270			
FM RD	8,560	3,290	10,270			
SPEC RD/BRIDGE	8,560	3,290	10,270			
BELLVILLE HOSP	8,560	3,290	10,270			
AUSTIN CO PREC2	8,560	3,290	10,270			

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION		
COUNTY	C	13,240	12,370	Lease: 600751	Type: REAL	Owner #: 507050
FM RD	C	13,240	12,370	Legal: GEORGE B W#5		
SPEC RD/BRIDGE	C	13,240	12,370		STRAND ENERGY LC	
BELLVILLE ISD	C	13,240	12,370		AB 314 WRIGHT HRS F	
BELLVILLE HOSP	C	13,240	12,370		RRC 286048	
AUSTIN CO PREC2	C	13,240	12,370			
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.017208 Override Royalty		
HB1984: The Appraised value of \$12,370 in 2026 as compared				Category: G1		
				Railroad #: 286048		
				to \$4,420 in 2021 is a 179.86% increase.		
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)			
COUNTY	850	11,350	1,020			
FM RD	850	11,350	1,020			
SPEC RD/BRIDGE	850	11,350	1,020			
BELLVILLE ISD	850	11,350	1,020			
BELLVILLE HOSP	850	11,350	1,020			
AUSTIN CO PREC2	850	11,350	1,020			

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	29,820	44,300	37,930		
FM RD	29,820	44,300	37,930		
SPEC RD/BRIDGE	29,820	44,300	37,930		
BELLVILLE ISD	29,820	44,300	37,930		
BELLVILLE HOSP	29,820	44,300	37,930		
AUSTIN CO PREC1	20,410	29,660	26,640		
AUSTIN CO PREC2	9,410	14,640	11,290		

