

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

YOUNG F S
2410 MIMOSA DR
HOUSTON TX 77019-6026



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:	507055 1381
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 1,300	1,090	Lease: 1024 Type: REAL Owner #: 507055
FM RD	C 1,300	1,090	Legal: GEORGE B W#1
SPEC RD/BRIDGE	C 1,300	1,090	STRAND ENERGY LC
BELLVILLE ISD	C 1,300	1,090	AB 124 THOS BELL SUR
BELLVILLE HOSP	C 1,300	1,090	RRC 63448
AUSTIN CO PREC1	C 1,300	1,090	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED			.001250 Override Royalty
HB1984: The Appraised value of \$1,090 in 2026 as compared to \$200 in 2021 is a 445.00% increase.			Category: G1
			Railroad #: 27924
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
COUNTY	860	50	1,040
FM RD	860	50	1,040
SPEC RD/BRIDGE	860	50	1,040
BELLVILLE ISD	860	50	1,040
BELLVILLE HOSP	860	50	1,040
AUSTIN CO PREC1	860	50	1,040

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	240	1,700	Lease: 1025	Type: REAL Owner #: 507055
FM RD	C	240	1,700	Legal: SCHILLER W#1	
SPEC RD/BRIDGE	C	240	1,700	STRAND ENERGY LLC	
BELLVILLE ISD	C	240	1,700	AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	240	1,700	RRC 27952	
AUSTIN CO PREC1	C	240	1,700		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000833 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 27952	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	160	1,410	290		
FM RD	160	1,410	290		
SPEC RD/BRIDGE	160	1,410	290		
BELLVILLE ISD	160	1,410	290		
BELLVILLE HOSP	160	1,410	290		
AUSTIN CO PREC1	160	1,410	290		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	430	670	Lease: 600662	Type: REAL Owner #: 507055
BELLVILLE ISD	C	430	670	Legal: SCHILLER #6	
FM RD	C	430	670	STRAND ENERGY LC	
SPEC RD/BRIDGE	C	430	670	AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	430	670	RRC 232647	
AUSTIN CO PREC2	C	430	670		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000834 Override Royalty	
HB1984: The Appraised value of \$670 in 2026		as compared to		\$710 in 2021 is a 5.63% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	430	150	520		
BELLVILLE ISD	430	150	520		
FM RD	430	150	520		
SPEC RD/BRIDGE	430	150	520		
BELLVILLE HOSP	430	150	520		
AUSTIN CO PREC2	430	150	520		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	960	900	Lease: 600751	Type: REAL Owner #: 507055
FM RD	C	960	900	Legal: GEORGE B W#5	
SPEC RD/BRIDGE	C	960	900	STRAND ENERGY LC	
BELLVILLE ISD	C	960	900	AB 314 WRIGHT HRS F	
BELLVILLE HOSP	C	960	900	RRC 286048	
AUSTIN CO PREC2	C	960	900		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001250 Override Royalty	
HB1984: The Appraised value of \$900 in 2026		as compared to		\$320 in 2021 is a 181.25% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	830	70		
FM RD	60	830	70		
SPEC RD/BRIDGE	60	830	70		
BELLVILLE ISD	60	830	70		
BELLVILLE HOSP	60	830	70		
AUSTIN CO PREC2	60	830	70		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,510	2,440	1,920		
FM RD	1,510	2,440	1,920		
SPEC RD/BRIDGE	1,510	2,440	1,920		
BELLVILLE ISD	1,510	2,440	1,920		
BELLVILLE HOSP	1,510	2,440	1,920		
AUSTIN CO PREC1	1,020	1,460	1,330		
AUSTIN CO PREC2	490	980	590		

