

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

STEVENS JANE PICKARD
5204 WILLET BRIDGE CT
BETHESDA MD 20816

|||||

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: 507058 1160 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	1,090	910	Lease: 1024	Type: REAL Owner #: 507058
FM RD	C	1,090	910	Legal: GEORGE B W#1	
SPEC RD/BRIDGE	C	1,090	910	STRAND ENERGY LC	
BELLVILLE ISD	C	1,090	910	AB 124 THOS BELL SUR	
BELLVILLE HOSP	C	1,090	910	RRC 63448	
AUSTIN CO PREC1	C	1,090	910		
				.001042 Override Royalty	
				Category: G1	
				Railroad #: 27924	
Deductions: (C)=CIRCUIT BREAKER LIMITATION APPLIED					
HB1984: The Appraised value of \$910 in 2026 as compared to \$170 in 2021 is a 435.29% increase.					
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	720	50	860		
FM RD	720	50	860		
SPEC RD/BRIDGE	720	50	860		
BELLVILLE ISD	720	50	860		
BELLVILLE HOSP	720	50	860		
AUSTIN CO PREC1	720	50	860		

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	200	1,420	Lease: 1025	Type: REAL Owner #: 507058
FM RD	C	200	1,420	Legal: SCHILLER W#1	
SPEC RD/BRIDGE	C	200	1,420	STRAND ENERGY LLC	
BELLVILLE ISD	C	200	1,420	AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	200	1,420	RRC 27952	
AUSTIN CO PREC1	C	200	1,420		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000694 Royalty Interest	
No 2021 Hist				Category: G1	
				Railroad #: 27952	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	130	1,180	240		
FM RD	130	1,180	240		
SPEC RD/BRIDGE	130	1,180	240		
BELLVILLE ISD	130	1,180	240		
BELLVILLE HOSP	130	1,180	240		
AUSTIN CO PREC1	130	1,180	240		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	350	560	Lease: 600662	Type: REAL Owner #: 507058
BELLVILLE ISD	C	350	560	Legal: SCHILLER #6	
FM RD	C	350	560	STRAND ENERGY LC	
SPEC RD/BRIDGE	C	350	560	AB 243 KUYKENDALL A SUR	
BELLVILLE HOSP	C	350	560	RRC 232647	
AUSTIN CO PREC2	C	350	560		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.000694 Override Royalty	
HB1984: The Appraised value of \$560 in 2026		as compared to		\$590 in 2021 is a 5.08% decrease.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	350	140	420		
BELLVILLE ISD	350	140	420		
FM RD	350	140	420		
SPEC RD/BRIDGE	350	140	420		
BELLVILLE HOSP	350	140	420		
AUSTIN CO PREC2	0	560	0		

MINERAL APPRAISAL INFORMATION		LAST YEAR	PROPOSED 2026	PROPERTY DESCRIPTION	
COUNTY	C	800	750	Lease: 600751	Type: REAL Owner #: 507058
FM RD	C	800	750	Legal: GEORGE B W#5	
SPEC RD/BRIDGE	C	800	750	STRAND ENERGY LC	
BELLVILLE ISD	C	800	750	AB 314 WRIGHT HRS F	
BELLVILLE HOSP	C	800	750	RRC 286048	
AUSTIN CO PREC2	C	800	750		
Deductions:		(C)=CIRCUIT BREAKER LIMITATION APPLIED		.001042 Override Royalty	
HB1984: The Appraised value of \$750 in 2026		as compared to		\$270 in 2021 is a 177.78% increase.	
Taxing Units	Last Year's Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
COUNTY	60	680	70		
FM RD	60	680	70		
SPEC RD/BRIDGE	60	680	70		
BELLVILLE ISD	60	680	70		
BELLVILLE HOSP	60	680	70		
AUSTIN CO PREC2	0	750	0		

Total of all Above Parcels					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
COUNTY	1,260	2,050	1,590		
FM RD	1,260	2,050	1,590		
SPEC RD/BRIDGE	1,260	2,050	1,590		
BELLVILLE ISD	1,260	2,050	1,590		
BELLVILLE HOSP	1,260	2,050	1,590		
AUSTIN CO PREC1	850	1,230	1,100		
AUSTIN CO PREC2	0	1,310	0		

